



## Dorchester Town Council

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2 March 2022

**Agenda for the meeting of the Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday, 7 March 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 Living With Covid Guidance. 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 7 February 2022.

#### **3. Dorset County Hospital Presentation**

To receive a presentation from Dorset County Hospital NHS Foundation Trust's Ben Print, Programme Manager – Strategic Estates and Andy Morris, Project Director.

**4. Local Plan and Masterplan for Dorchester Town Centre Update**

To receive an update on the Town Centre Masterplan.

**5. Climate Action Task and Finish Group Meeting Minutes**

To note the minutes from the Climate Action Task and Finish Group meeting held on 4 February 2022.

**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**  
**7 February 2022**

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

Apologies: Councillors J. Hewitt and D. Leaper.

Also in attendance: Councillors S. Biles, C. Chisholm and F Hogwood.

**57. 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.

**58. Minutes**

The minutes of the meeting of the Committee held on 6 December 2021 (and adopted by Council on 24 January 2022) and the comments submitted to the Dorset Council in regards to the planning applications considered on 4 January 2022 (via email) were confirmed and approved to be signed by the Chairman.

**59. Local Plan and Masterplan for Dorchester Town Centre Update**

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

The Committee were concerned that a broader cross section of community groups should be consulted on the Dorchester Town Council Draft Vision for Dorchester document.

It was agreed that the Town Clerk should endeavour to arrange further consultation meetings.

The Committee considered a request to sign the Dorset Climate Action Network's open letter asking the Dorset Council to rethink their proposed local plan.

A member of the Dorset Climate Action Network (CAN) was present at the meeting and was able to answer the Committee's questions.

The Committee requested clarification that the DOR13 area was considered an environmentally sensitive area as described in the letter, the Committee was informed that it was and that it was also considered as locally valued greenfield land by the group.

The Committee agreed to sign the letter.

The Committee considered the open letter published by the Leader of the Dorset Council, Spencer Flower.

The Committee welcomed the request made in Councillor Flower's letter that more time be spent gathering evidence on which to base a future Local Plan, but considered it premature to make statements about a preferred way forward about policies that might emerge once that evidence has been considered.

The Committee requested confirmation that it would be correct, therefore in assuming that the existing local plan policies would remain in force until such time that a new local plan be implemented.

The Committee heard that Hyas Associates had been appointed by the Dorset Council to work on the North Dorchester Garden Community project.

The Committee were informed that Hyas Associates had requested an opportunity to meet with Dorchester Town Council to introduce themselves, provide an overview of their work and role, as agreed with the Dorset Council, and to explain how they plan to engage with Dorchester Town Council going forward. They also asked for a representative from Dorchester Town Council to be appointed to the North Dorchester Garden Community Board. The Committee noted that both Charminster and Stinsford Parish Councils had received similar requests.

The Committee agreed to accept the invitation for Hyas Associates to present to Dorchester Town Council and to endeavour to work with Stinsford and Charminster Parish Councils.

The Committee felt that it would be premature to appoint a representative to join the North Dorchester Garden Community Board.

#### **Resolved**

- i) That the Town Clerk should endeavour to arrange consultations on the Dorchester Town Council Draft Vision for Dorchester document with additional community groups.
- ii) That the Council adds its name to those supporting the letter from Dorset CAN, sent recently to Dorset Council.
- iii) That the Council welcomes the request made in Councillor Flower's letter that more time be spent gathering evidence on which to base a future Local Plan, but considers it premature to make statements about a preferred way forward about policies that might emerge once that evidence has been considered. That confirmation is sought that it would be correct therefore, in assuming that the existing local plan policies would remain in force until such time that a new local plan be implemented.
- iv) That the Council accept the invitation for Hyas Associates to present to the Council. Following that the Council will endeavour to work with Stinsford and Charminster Parish Councils. The Clerk will look for an opportunity to engage with Hyas Associates.

60. **Bus Back Better Consultation**

The Committee noted the Bus Back Better consultation and agreed to delegate a response to the survey to the Chairman of the Committee.

61. **Request for Parking Restrictions**

The Committee considered a request for double yellow lines in Beech Court.

**Resolved**

That the Dorset Council be requested to action the requests from the residents of Beech Court for double yellow lines.

62. **Planning Applications for Comment**

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

63. **Minute Update Report**

The Committee noted the Minute Update Report.

64. **Planning Issues to Note**

There were no planning issues to note.

**Dorchester Town Council**  
**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.  
No objection.
- E2. P/HOU/2022/00183 36 Culliford Road North Dorchester DT1 1QG**  
Amend hipped end to a gable end. Install 2no new roof windows.  
No objection.

**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.  
No objection.
- 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).

The Committee considered the new application and would like to reiterate the comments submitted in response to the previous application WD/D/19/002470 as the Committee felt that the comment remained as relevant.

No objection in principle. The Planning and Environment Committee requested that the applicants bear in mind the efforts of the Dorset Council and Dorchester Town Council to use renewable energies where possible and hoped that renewable energies would be incorporated in to the design in this time of climate emergency.

- N4. P/FUL/2022/00337 1 Colliton Street Dorchester DT1 1XH**  
Change of use from business use to residential dwelling (use class C3).  
No objection.
- 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.  
No objection.

- N6. P/FUL/2022/00533 Grove Corner The Grove Dorchester DT1 1XL**  
Continue to use as a ground floor residential flat (Class C3).

No objection.

**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.

No objection in principle. The Committee had concerns about the safety of neighbouring premises in its neglected state and were concerned that it might be an environmental hazard to the new occupants.

- 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.

No objection.

- W3. P/HOU/2022/00261 60 Garfield Avenue Dorchester DT1 2EZ**

Erect single storey side extension.

No objection.

- 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.

No objection.

- 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).

No objection. The Committee were sympathetic to the neighbours for the disruption that they would experience but understood that it was necessary to complete the works.

**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.

No objection.

- 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.

No objection.

- S3. P/HOU/2022/00019 7A Barnes Way Dorchester DT1 2DZ**  
Erect single storey side extension. Form large open porch to front.  
No objection.
- 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.  
No objection.
- 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.  
No objection.
- 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.  
No objection.
- 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).  
No objection.

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

No applications received.

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 Hardye Arcade South Street Dorchester DT1 1BZ**

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

No comment.

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

Certificate of lawfulness for conversion of existing garage into bedroom.

No comment.

**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).

Objection. The Committee considered that ten dwellings would be overdevelopment of the site. The Committee had concerns about the fire safety and requested extra fire precaution measures. The Committee were concerned about the lacking refuse collection area and that some of the plans would need adjusting in order to conform with Building Regulations.



**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).

Objection. The Committee considered that ten dwellings would be overdevelopment of the site. The Committee had concerns about the fire safety and requested extra fire precaution measures. The Committee were concerned about the lacking refuse collection area and that some of the plans would need adjusting in order to conform with Building Regulations.

**Dorchester Town Council**  
**Planning and Environment Committee – 7 March 2022**  
**Agenda Item 5.**

**NOTES FROM THE CLIMATE ACTION TASK AND FINISH GROUP MEETING – 04/02/22**

**In Attendance:** Councillors: R. Biggs, F. Hogwood, S. Jones

Officers: A. Stuart, T. Umasankar

**Apologies:** R. Major, R. Potter

**1. Tasks started**

- Improvement of sharing climate and environmental projects, both DTCs and other groups via Facebook and newsletter
- Grants – specified who grants will go to, including but not limited to projects to do with climate change
- 600 whips planted at King's Road Community woodland – donated from Willmott Dixon
- Continued relationship with Kingston Maurward College that will lead to suggestion in land management
- Discussion of solar panels being approved for the Corn Exchange. This allows us to consider renewable options at other locations such as Borough Gardens in the future – when they are ready news of the panels can be shared via socials media and press releases

**Actions:**

- Assess the success of signposting via the newsletter
- Continued sharing of climate change groups/ projects via next March newsletter, including Earth Day Event and advertisement of grants in newsletter

**2. Earth Day Event**

**a. Structure of event**

Stalls, activities workshops and speakers from organisations, businesses and schools

**b. Aims**

- The event meets at least five off the of the aims of the action plan relating to engagement
- The event celebrates, educates, networks groups between public and between themselves

**c. After event aims**

- Continued networking of groups after the event
- Create partnership of local organisations for future projects
- Future events including Earth Day

**Actions:**

- Discussion with DTC and Earth Day planners about involving commercial organisations that won't make profit on the day but could make future profit from the event e.g. renewable energy providers
- DTC and DC councillor run stall at event sharing projects and objectives

### 3. **Update on Schools**

High praise regarding schools and what they are up to in terms of climate and environment

- We will be inviting schools to Earth Day to continue the DTC's connection with schools
- Tamara has been liaising with a Damers teachers who has and is working on lots of climate projects within schools

### 4. **Litter Free Business Survey**

The survey aims to understand and give advice on improving waste management in businesses. Only eight businesses in Dorchester have completed the survey. DTC have shared via Facebook. Litter Free will share data once it's been analysed, councillors can be invited to be involved in any events / support that is organised post survey. The survey is now closed.

### 5. **Carbon Literacy training by Lyme Regis Town Cllr Belinda Bawden**

Belinda will be rolling out Carbon Literacy Training workshops, the learning will be completed over a couple evenings, possibly starting in February via DAPTC.

#### **Actions:**

Adrian to share via weekly roundup when its available

### 6. **Litter pickers**

DTC will be loaning out pickers for the public to use soon

### 7. **Additional updates and actions**

- DTC is following the progress of Dorset Community Energy. Can be added to the plan
- Adrian to talk to Dorchester Arts regarding LED lighting at Corn Exchange including stage lighting, to report back to task and finish group
- National Highways removed trees as part of flood defence improvements on the ring road, follow up with DC regarding replacement of trees removed
- Organisations DTC should look to or continue to be involved with regarding climate change
  - Dorset County Hospital
  - 1610

### 8. **Next meeting – End of April**

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

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

**E1. P/HOU/2022/00397 2 Friars Close Dorchester DT1 2AD**

Erect extension, alterations and install dormer windows.

**North Ward (Councillor A. Canning)**

**N1. P/FUL/2022/00558 7 Hardye Arcade South Street Dorchester DT1 1BZ**

Change of use from retail to a taxi office.

**N2. P/FUL/2021/04018 Former Storage land and building between 20A-21 Glyde Path Road Dorchester**

Erect rear extension, install conservation rooflights, French doors and reinstate sash window (amendments to Planning Permission WD/D/2018/001177).

**N3. P/FUL/2022/00645 18 Cornwall Road Dorchester Dorset DT1 1RU**

Erect first floor rear extension, remove existing conservatory.

**N4. P/HOU/2022/01152 2 St Thomas Road Dorchester DT1 2PA**

Rear single storey flat roof extension.

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

**W1. P/HOU/2022/00668 25 James Road Dorchester DT1 2HB**

Erect single story front extension to provide porch and enlarged front room.

**W2. P/HOU/2022/00709 174 Coburg Road Dorchester DT1 2HX**

Erect Single Storey Rear Extension.

**W3. P/FUL/2022/00819 18 Coburg Road Dorchester Dorset DT1 2HW**

Demolish existing dwelling and erect replacement 1 No. 2 and a half storey dwelling. Create new vehicular and pedestrian access and 2 No. parking spaces.

**W4. P/HOU/2022/01240 43 James Road Dorchester Dorset DT1 2HB**

Erect single-storey extension.

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

**S1. P/HOU/2022/00855 23 Alfred Road Dorchester Dorset DT1 2DW**

Erect flat roof extension. Convert part of existing garage to form utility & wc (demolish existing conservatory).

- S2. P/VOC/2022/01149 1 Manor Road Dorchester Dorset DT1 2AU**  
Erect single storey garage to front garden (with variation of condition 2 of planning permission P/HOU/2021/02430 to amend approved plans).

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

- P1. P/HOU/2022/00955 15 Pavilion Green East Poundbury Dorchester**  
Single storey flat roof rear/side extension forming garden room.
- P2. P/HOU/2022/01085 4 Middle Farm Cottages Bridport Road Poundbury Dorchester DT1 3RS**  
Single storey rear, lean-to extension, two storey side extension. New main entrance porch and detached two Bay Garage.

For information

- FI1. P/NMA/2022/00998 Flax Factory St Georges Road Dorchester Dorset DT1 1PE**  
Non-material amendment to Planning Permission No. WD/D/20/003009 for a revised site layout to include a pathway linking the rear gardens to Fenway Close.

**Dorchester Town Council**  
**Planning and Environment Committee – 7 March 2022**  
**Agenda Item 8.**

**1. 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.

To note that the application will be considered at the will be considered by the Dorset Council' Northern Area Planning Committee on 15 March 2022. The meeting will be held at Stour Hall - The Exchange, Old Market Hill, Sturminster Newton.

Previously considered at the Dorchester Town Council Planning and Environment Committee meeting held on 6 September 2021.

'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.'