



Dorchester Town Council
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30 March 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, 4 April 2022** starting immediately after the Council meeting to be held at 7.00pm that evening.

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 March 2022.

3. Planning Applications for Comment

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

4. Minute Update Report

To receive and consider the minute updates reported.

5. 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including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others.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 March 2022

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

Apologies: Councillors T. Harries and R. Major

Also in attendance: Councillors S. Biles 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 7 February were confirmed and approved to be signed by the Chairman.

59. Dorset County Hospital Presentation

The Committee received a presentation from Dorset County Hospital NHS Foundation Trust's Ben Print, Programme Manager – Strategic Estates and Andy Morris, Project Director about the future plans for the Dorset County Hospital. The Committee heard that the Multi Storey Car Park was on track to be completed by Summer 2022 and that plans were being drawn for a new Accident and Emergency Department which would include a new rooftop helipad.

The Committee heard that other plans included a new main entrance for the site, new keyworker housing, a new Hospital Support Centre and a new integrated care hub.

The Committee were informed that the existing preschool would remain on the former Damers First School site.

The Committee commended the forward vision and the proposed key worker housing and requested that residents living close to the hospital be kept updated on the proposed works and the works programme.

60. Local Plan and Masterplan for Dorchester Town Centre Update

The Committee noted that meetings to discuss the vision for Dorchester were in the process of being arranged with Dorchester Youth Centre, The Thomas Hardy School and Dorchester Access Group.

The Committee heard that Jo Witherden, the Chairman of the Committee and the Deputy Town Clerk had met with a Planning Policy Officer from the Dorset Council.

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

The Committee noted that Climate Task and Finish Group Meeting Minutes. A Task and Finish Group member informed the Committee that the Climate Action Earth Day would be held at the Great Field on Saturday, 23 April 2022 and encouraged all members to attend.

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 and agreed that a representative should attend the Dorset Council Northern Area Planning Committee meeting to put forward the Town Council's objections to Application P/FUL/2021/01864 Vespasian House Barrack Road Dorchester DT1 1TF.

Resolved

That the Chairman should request to attend the Dorset Council Northern Area Planning Committee meeting to be held on 15 March 2022 to put forward the Town Council's objections on Application P/FUL/2021/01864 Vespasian House Barrack Road Dorchester DT1 1TF.

64. **Planning Issues to Note**

There were no planning issues to note.

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.
No objection.

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.
No objection.

- 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).
No objection.

- N3. P/FUL/2022/00645 18 Cornwall Road Dorchester Dorset DT1 1RU
Erect first floor rear extension, remove existing conservatory.
No objection.

- N4. P/HOU/2022/01152 2 St Thomas Road Dorchester DT1 2PA
Rear single storey flat roof extension.
No objection.

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.
No objection.

- W2. P/HOU/2022/00709 174 Coburg Road Dorchester DT1 2HX
Erect Single Storey Rear Extension.
No objection.

- 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.
Objection.
The committee expressed concern that allowing the proposed development to be built directly onto the boundary with the adjoining footpath leading between Edward Road and Coburg

Road would compromise the safety of people using the said footpath, especially as the footpath is unlit along its length.

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

Erect single-storey extension.

No objection.

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).

No objection.

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).

No objection.

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.

No objection.

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.

No objection.

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

Agenda Item 3.

Planning & Environment Committee – 4 April 2022

Planning Applications for Comment

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

- E1. P/LBC/2022/01469 15 High Street Fordington Dorchester DT1 1JZ**
Repainting of south elevation with lime mortar.
- E2. P/HOU/2021/03816 Chimes House, 6 South Walks Road, Dorchester, DT1 1ED**
Erect garage with storage space above (demolish existing garage).
- E3. P/HOU/2022/01709 21 Syward Close Dorchester Dorset DT1 2AL**
Erect new flat roof rear extension with internal and external alterations. Erect new lean-to entrance porch, (demolish existing).
- E4. P/FUL/2021/02623 Four Paddocks Land South of St Georges Road Dorchester (Amended Plans / Additional Comments)
Erection of 107 No. dwellings & associated works, including the formation of access, landscape & ecological enhancements.**
- E5. P/VOC/2022/01827 4 Prince Of Wales Road Dorchester Dorset DT1 1PW**
Demolition of existing buildings and the erection of a single block of 12 flats with small office space and refuse store and the erection of a terrace of 4 bungalows, all units designed for supported living with 8 units designed as Part M4(3): Category 3 Wheelchair user dwellings. (With variation of condition 2 of planning permission P/FUL/2021/00987 to amend approved plans).

North Ward (Councillor A. Canning)

- N1. P/FUL/2022/00443 & P/LBC/2022/01270 (LBC) 19 Colliton Street Dorchester DT1 1XH**
Change of use from surgery to 1no. residential dwelling.
- N2. P/FUL/2022/01613 Nappers House West Walks Dorchester DT1 1RF**
Erection of 2no. two storey buildings & a single storey building to create 14 almshouses & an ancillary community room (demolition of existing two storey building including 8 almshouses)
- N3. P/LBC/2022/00440 16B High East Street Dorchester DT1 1HH (Listed Building Consent)**
Regularisation of works to replace rear door to ground floor fire escape.

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

- W1. P/HOU/2022/01488 3 Temple Close Dorchester Dorset DT1 2QL**
Erect 2 storey side & 1 storey rear extension.

- W2. P/HOU/2022/01642 20 Edward Road Dorchester DT1 2HL**
Erect side extension to form garage, snug and porch with master bedroom and en-suite at first floor level over.
- W3. P/HOU/2022/01894 19 Alexandra Road Dorchester Dorset DT1 2LZ**
Erect single storey rear extension (demolish existing conservatory).
- W4. P/HOU/2022/01892 7 Hutchins Close Dorchester DT1 2RH**
Erect first floor side extension, the existing main entrance porch and front and rear dormers are to be enlarged.

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

- S1. P/HOU/2022/01595 1 Maumbury Square Weymouth Avenue Dorchester Dorset DT1 1TY**
Erect single storey flat roof rear/side extension (demolish existing conservatory).

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

- P1. P/VOC/2022/01520 Parkway Farm Business Park Middle Farm Way Poundbury Dorchester Dorset DT1 3AR**
Erection of 21no. commercial units (use class E) with associated access & parking facilities (with variation of condition 3 of planning permission P/FUL/2021/00684 to allow for the use of Units 17 & 18 to include Class E (d) fitness)