



Dorchester Town Council

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27 April 2022

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Tuesday, 3 May 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 4 April 2022.

3. Masterplan for Dorchester Town Centre Update

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

4. Dorset Council Planning Services

To discuss concerns about the service from Dorset Council Planners to the public, local members and Town and Parish councils and how comments from Town and Parish councils and local members are dealt with by Dorset Council.

5. Planning Applications for Comment

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

6. Minute Update Report

To receive and consider the minute updates reported.

7. 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
4 April 2022

Present: Councillors R Biggs, L. Fry, E.S. Jones, F. Kent- Ledger, D. Leaper, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: The Mayor, Councillor G. Jones and Councillors T. Harries J. Hewitt, and S. Hosford.

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.

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

Councillors F. Kent- Ledger and M.E. Rennie declared an interest in Planning application . P/FUL/2022/01613 Nappers House West Walks Dorchester DT1 1RF and left the room when the application was discussed.

58. Minutes

The minutes of the meeting of the Committee held on 7 March were confirmed and approved to be signed by the Chairman.

Whilst considering the minutes a Member raised concerns of unauthorised vehicles using South Street during pedestrianised hours. The Committee requested that the Clerk to the Committee write to Dorset Police and Dorset Council to request that action be taken.

59. Planning Applications for Comment

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

60. Minute Update Report

1. P/FUL/2021/01864 Vespasian House Barrack Road Dorchester DT1 1TF

The Committee were disappointed to note that the Dorset Council Northern Area Planning Committee had approved the application.

2. Minute 68 Dorchester Town Council Planning and Environment Committee held on 7 March 2022 Local Plan and Masterplan for Dorchester Town Centre Update

The Committee heard that a meeting had been set up with students from the Thomas Hardy School to discuss their vision for Dorchester. The Committee noted that the Masterplan would be discussed at the Annual Town Meeting / Community

Lunch to be held in May. The Committee agreed that a further Councillor workshop to discuss the Masterplan for Dorchester and the feedback received would be required after the Annual Town Meeting.

61. **Planning Issues to Note**

There were no planning issues to note.

Dorchester Town Council
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.
No objection.
- E2. P/HOU/2021/03816 Chimes House, 6 South Walks Road, Dorchester, DT1 1ED**
Erect garage with storage space above (demolish existing garage).
Deferred until amended plans are received.
- 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).
No objection.
- 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.
No objection.

The Committee requested assurance that the bedrooms in the proposed social plots met the criteria of the registered social landlord.

- 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).
No objection.

The Committee welcomed the addition of the trees included in the amended plans and requested that the trees be of a good size (not whips) and be protected.

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.
No objection.

- 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)
- No objection in principle.
- The Committee supported the application in principle on the condition that the proposals would not affect the amenity of neighbouring residents. The Committee welcomed the additional provision of 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.
- No objection.
- 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.
- No objection.
- 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.
- No objection.
- W3. P/HOU/2022/01894 19 Alexandra Road Dorchester Dorset DT1 2LZ**
Erect single storey rear extension (demolish existing conservatory).
- No objection.
- 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.
- No objection.
- 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).
- No objection
- 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)

The Committee fully supported the application, especially having heard from the prospective tenant that the proposed fitness classes would allow access to fitness facilities to children from underrepresented backgrounds and provide opportunities of employment and apprenticeships.

The Committee considered the provision of 10 parking spaces to be adequate for the proposed community asset.

Additional Applications

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

E6. P/PALH/2022/01925 2 St Georges Close Dorchester Dorset DT1 1PG

Remove conservatory and replace with single storey rear extension. :To extend 5.50 metres beyond the rear wall of the original dwelling house: maximum height 3.00 metres : height to eaves 2.15 metres.

The Committee had no objection to the application in principle as proposed.

However the Committee were concerned that there was evidence of encroachment from the boundary line of the property on to the public footpath in Old Syward Road.

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

W5. P/HOU/2022/02100 31 Edward Road Dorchester DT1 2HL

Alterations to north elevation and rendering of remaining brick areas.

No objection.

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

**S2. P/MPO/2022/02077 Brewery Square Weymouth Avenue Dorchester Dorset DT1 1QR
(Modify Or Discharge A Planning Obligation)**

Modification of clauses 6.2 and 15 in the Section 106 Agreement dated 9th November 2015 against Outline Planning Permission 1/D/13/000999 – to bring wording in relation to mortgagees into line with the National Housing Federation.

No objection.

S3. P/HOU/2022/02056 19 Herringston Road Dorchester Dorset DT1 2BS

Construction of timber framed carport and entrance canopy. Demolition of conservatory and construction of small rear extension. Convert garage to become new rear entrance and home office space.

No objection.

For information

FI1. P/CLP/2022/01997 1 Northernhay Dorchester Dorset DT1 1XP

Certificate of lawfulness to use property as a childrens home with accommodation/facilities for staff.

The Committee raised concerns about the suitability of the building for its proposed use due to the proximity to a busy road, the lack of outdoor space and the proximity to the availability of tobacco and alcohol.

Dorchester Town Council
Planning & Environment Committee – 3 May 2022
Agenda Item 3
Masterplan for Dorchester Town Centre Update

1. This brief report provides an update on activity since the March meeting, when the Committee asked officers to supplement the extensive first stage community partner consultation with further work targeted at two specific groups, young people and those with access issues.
2. Work with young people has taken two forms
 - The Chair and Deputy Town Clerk met c. 15 students, aged 15-18, at Thomas Hardy School for a lunchtime workshop. A short questionnaire was discussed and completed by each student, the results of which are being collated and will be fed to Jo Witherden for inclusion with the evidence base for the rest of the work
 - The Community Development Officer met with 6 young people aged 21-31 for a similar discussion, using the vision and questionnaire to capture feedback. This has again been fed back to Jo Witherden
2. Work has also taken place with the Dorchester Access Group, who received a short presentation on the vision from the Chair and the Community Development Officer. A second workshop was cancelled due to Covid, but the Community Development Officer is now using the questionnaire plus other contributions to compile the views of the group.
3. Jo Witherden touched base with the Dorset Council Local Plan team in late April to follow up on offers made at the first meeting. The retail study publication has been delayed and it has been agreed that a further meeting will take place in late May.
4. The most recently updated Vision document was included in the Town Council newsletter, which was distributed in early April, as the first attempt to engage with the wider community. There has been limited feedback from the article.
5. Work is underway for Jo to run a short session on 20 May as part of the Town Council's planned Annual Town Meeting and Community Lunch. This will be the second opportunity to engage with the wider community.
7. Jo will then collate feedback from all of these sessions with a view to running a further Member workshop in June, prior to the production of a further updated vision and supporting document for the July Committee.

Adrian Stuart
Town Clerk

Dorchester Town Council
Planning & Environment Committee – 3 May 2022
Planning Applications for Comment

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

- E1. P/HOU/2022/02230 11 Syward Road Dorchester DT1 2AJ**
Demolish existing garage, Erect new garage and new single and two storey extension, minor internal modifications and new front porch roof.
- E2. P/HOU/2022/02247 5 Braemar Road Dorchester Dorset DT1 2AR**
Erect two-storey extension. Erect new porch. Erect 1.8m high close boarded timber boundary fence.
- E3. P/HOU/2022/02309 36 Casterbridge Road Dorchester Dorset DT1 2AQ**
Side extension forming carport with first floor bedroom & ensuite over.

North Ward (Councillor A. Canning)

- N1. P/LBC/2022/02319 7-10 Mariners Parade High East Street Dorchester Dorset DT1 1HN (Listed Building Consent)**
Re-pointing both the stone and brickwork to all the façades.
- N2. P/FUL/2022/01326 29 Trinity Street Dorchester Dorset DT1 1TT**
Change of use of building from retail (use class E(a)) to tattoo studio.
- N3. P/ADV/2022/02441 (Advertisement Consent) & P/FUL/2022/02440 (Planning Consent) 15 Cornhill Dorchester Dorset DT1 1BJ**
Replacement ATM signage.
- N4. P/HOU/2022/02542 32 Mountain Ash Road Dorchester Dorset DT1 2PB**
Erect single storey rear extensions and re-model the existing second floor rear dormer.

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

- W1. P/HOU/2022/02494 42 Coburg Road Dorchester DT1 2HR**
New "wrap round" entrance canopy.

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

- S1. P/MPO/2022/02077 Brewery Square Weymouth Avenue Dorchester Dorset DT1 1QR**
Modification of Affordable Housing Definitions and Schedule 3 of Section 106 Agreement dated 9th November 2015 against Outline Planning Permission 1/D/13/000999 and replacement of Affordable Housing Scheme 5 dated 15th March 2021 with Affordable Housing Scheme 6.
- S2. P/HOU/2021/04085 25 Herringston Road Dorchester DT1 2BS**

Erect two storey extension.

Please note that this planning application was the subject of a Judicial Review, and as a result, Dorset Council's decision to grant planning permission on 04/01/2022 has been quashed.

The application will be re-determined afresh by Dorset Council and all previously submitted comments will be considered.

S3. P/HOU/2022/02308 35 Weatherbury Way Dorchester Dorset DT1 2ED

Erect single-storey extension and change flat roof over utility room to a matching pitched lean-to roof.

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

No applications received.

For information

- FI1. P/NMA/2022/02075 Phase 3, Brewery Development Site Weymouth Avenue Dorchester**
Non-material amendment to Planning Permission WD/D/18/002594 (Outline 1/D/13/000999) for retaining wall adjacent to the boundary to be amended from a brick finish to a timber kingpost retaining wall.
- FI2. P/NMA/2022/01972 53 Queens Avenue Dorchester Dorset DT1 2EP**
Non-material amendment to planning permission No 1/D/11/000438 to include an open porch over garage and front door.