



Dorchester Town Council

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30 May 2022

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday, 6 June 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 3 May 2022 (Approved at Council on 24 May 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 (attached).

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including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others.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

Present: Councillors R Biggs, A Canning, S. Hosford, E.S. Jones, F. Kent- Ledger, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: The Mayor, Councillor G. Jones and Councillors L. Fry, T. Harries, J. Hewitt, and D. Leaper

78. Declarations of Interest

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

79. Minutes

The minutes of the meeting of the Committee held on 4 April were confirmed and approved to be signed by the Chairman.

80. Masterplan for Dorchester Town Centre Update

The Committee noted the Town Centre Master Plan Update report.

81. Dorset Council Planning Services

The Committee were concerned about the way that many of the planning applications were processed through the scheme of delegation. A Dorset Councillor informed the Committee that the process was going to be reviewed by the Dorset Council which the Committee welcomed.

The Committee also raised concerns about the way that site notices were often displayed applicants as it was felt that the notices were not always placed in a visible location to enable neighbouring residents to engage in the planning process in sufficient time.

Members questioned the placement of Dorchester in the Dorset Council's Northern Area Planning Committee area and were concerned that the area covered by the Committee was too broad.

The Committee felt that the number of site visits carried out by the Dorset Council's Northern Area Planning Committee was insufficient and resulted in decisions being made by the Committee without a full understanding of the applications and the effect that the decisions would have on an area.

The Committee requested that the Dorset Council's Northern Area Planning Committee conduct more site visits as with Covid restrictions lifted there was no reason for them not to resume.

The Committee requested that the Clerk to the Committee write to the Dorset Council's Portfolio Holder for Planning regarding the Committee's concerns.

Resolved

That the Clerk to the Committee write to the Dorset Council's Portfolio Holder for Planning to express the Committee's concerns.

82. Planning Applications for Comment

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

83. Minute Update Report

Minute 74 Dorchester Town Council Planning and Environment Committee held on 4 April 2022 - Minutes

The Committee noted that Dorset Police had responded to the Clerk's correspondence regarding concerns of unauthorised vehicles using South Street during pedestrianised hours. The Committee heard that Dorset Police would be supportive of the installation of a barrier. The Committee welcomed the support and requested that the Clerk to the Committee write to Dorset Police and the Dorset Council to request further discussions.

Resolved

That the Clerk to the Committee write to Dorset Police and the Dorset Council to request further discussions about unauthorised vehicles using South Street during pedestrianised hours.

84. Planning Issues to Note

There were no planning issues to note.

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.
No objection.
- 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.
No objection.
- E3. P/HOU/2022/02309 36 Casterbridge Road Dorchester Dorset DT1 2AQ**
Side extension forming carport with first floor bedroom & ensuite over.
No objection.

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.
No objection.
- 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.
No objection.
- N3. P/ADV/2022/02441 (Advertisement Consent) & P/FUL/2022/02440 (Planning Consent) 15 Cornhill Dorchester Dorset DT1 1BJ**
Replacement ATM signage.
No objection.
- 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.
No objection.

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.
No objection.

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.
- No objection.

- 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.
Objection.

The Committee were concerned that the neighbouring property would be severely overlooked from the office windows incorporated in the proposed South elevations resulting in loss of privacy.

The proposal would have a significant adverse effect on the living conditions of the neighbouring residential property, contriving ENV.16 of the adopted Local Plan.

- 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.
- No objection.

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.

Dorchester Town Council
Planning & Environment Committee – 6 June 2022
Agenda Item 3
Planning Applications for Comment

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

- E1. P/VOC/2022/02757 14 Prince Of Wales Road Dorchester Dorset DT1 1PW**
Erect two storey side and single storey rear extension. (Variation of Condition No. 2 from Planning Permission P/HOU/2021/04700 to amend the two storey extension to single storey).
- 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/2022/02904 85 High Street Fordington Dorchester DT1 1LD**
Erect rear extension & internal alterations.

North Ward (Councillor A. Canning)

- N1. P/RES/2021/04606 Unit A 20 Grove Trading Estate Dorchester DT1 1ST (Reserved Matters)**
Extension of the existing premises, together with removal of containers & details of turning space & vehicular parking (reserved matters application to determine appearance, landscaping & layout following the grant of outline planning permission number WD/D/20/000113).
- N2. P/HOU/2022/00854 & P/LBC/2021/02210 (Listed Building Consent) 8 Glyde Path Road Dorchester Dorset DT1 1XE**
Retain storage container. Erect replacement summerhouse. Remove retaining wall and erect retaining wall and steps, carry out landscaping works.

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

- W1. P/HOU/2022/02616 23 Fairhavens Coburg Road Dorchester Dorset DT1 2HN**
Erect first floor rear extension and detached garage.
Application considered by email 19/05/22 No objection.
- W2. P/HOU/2022/02749 17 Elizabeth Place Dorchester DT1 2JL**
Erect two storey side extension.
- W3. P/HOU/2022/02965 34 Treves Road Dorchester Dorset DT1 2HE**
Erect single storey extension (demolish existing conservatory).
- W4. P/OUT/2022/02976 Dorset County Hospital NHS Foundation Trust, Dorset County Hospital, Williams Avenue, Dorchester, DT1 2JY (Outline Planning Permission)**
Partial demolition of onsite buildings and structures and the consolidation and expansion of healthcare facilities including up to 10,920 sq.m of net additional floorspace (including an extension to the emergency department and intensive care unit, expansion of medical and health services including a primary care health hub and a new hospital support centre) green

infrastructure and other ancillary works including changes to site access arrangements (application for outline planning permission with all matters reserved except vehicular access onto Damers Road).

W5. P/OUT/2022/02977 Dorset County Hospital NHS Foundation Trust, Dorset County Hospital, Williams Avenue, Dorchester, DT1 2JY (Outline Planning Permission)

Partial demolition of onsite buildings and structures and the erection of up to 95 residential units, green infrastructure and other ancillary works including changes to site access arrangements (application for outline planning permission with all matters reserved except vehicular access onto Damers Road).

W6. P/HOU/2022/03070 24 Garfield Avenue Dorchester Dorset DT1 2EZ

Erect garage to side of building, (demolish existing).

W7. P/HOU/2022/03182 16 Great Western Road Dorchester Dorset DT1 1UF

Erect conservatory. Replace dormers and insert new dormer. Internal & external alterations (demolish existing conservatory).

W8. P/VOC/2022/03278 8 Legion Close Dorchester Dorset DT1 2RQ (Variation of Condition)

Erect two storey side extension, single storey front extension & single storey rear extension (with variation of condition 2 of planning permission P/HOU/2021/03210 to amend the approved plans)

W9. P/HOU/2022/02541 9 Edward Road Dorchester DT1 2HJ

Demolition of garage and rear extension, and erection of new single storey rear/side extension.

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

S1. P/HOU/2022/02649 7 Manor Road Dorchester Dorset DT1 2AU

Erect two storey side extension, (demolish existing).

S2. P/FUL/2022/02534 & P/LBC/2022/03190 (Listed Building Consent) 4 Brewery Square Dorchester Dorset DT1 1HX

Installation of permanent external canopy & associated external alterations.

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

No applications received.

For information

FI1. P/CLE/2022/02747 13 Queens Avenue Dorchester Dorset DT1 2EW

Certificate of lawfulness for existing development - single storey rear extension, rear dormer & side dormer.

FI2. P/CLE/2022/02788 St Osmunds Church Of England Middle School Barnes Way Dorchester Dorset DT1 2DZ

Certificate of lawfulness to confirm that the replacement fencing around site boundary is permitted development.

FI3 P/NMA/2022/03340 35 Herringston Road Dorchester Dorset DT1 2BT

Non-material amendment to Planning Permission No. P/HOU/2022/05665 to form additional parking area, omit external door and replace window to garage with door.

Notice of Appeal

A1 P/FUL/2021/02294 Former Gibbs & Dandy Site Builder Center Great Western Road Dorchester Dorset DT1 1RZ

Demolition/conversion of buildings to provide 16no. apartments and commercial floorspace (use class E) with associated parking & landscaping.

Appeal Reference: APP/D1265/W/22/3293712

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

This means that you will be given the opportunity to submit representations on the appeal. We (Dorset Council) have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

All representations must be received by 22 June 2022.

Dorchester Town Council
Planning & Environment Committee – 6 June 2022
Agenda Item 4
Minute Update Report

- 1. Minute 75 – Planning and Environment Committee held on 4 April 2022 -Planning Applications for Comment – Application P1. P/VOC/2022/01520 Parkway Farm Business Park Middle Farm Way Poundbury Dorchester Dorset DT1 3AR**
The application will be will be considered by the Dorset Council’s Northern Area Planning Committee on 14 June 2022.
- 2. Minute 82 – Planning and Environment Committee held on 3 May 2022 – Planning Applications for Comment – Application S2. P/HOU/2021/04085 25 Herringston Road Dorchester DT1 2BS**
The application will be will be considered by the Dorset Council’s Northern Area Planning Committee on 14 June 2022.