



Dorchester Town Council

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29 June 2022

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday, 4 July 2022** commencing at **7.00pm**.

Steve Newman
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 J. Hewitt (the Mayor ex-officio), R. Biggs, A. Canning, L. Fry, T. Harries, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Chairman), M. Rennie, R. Ricardo (Vice - Chairman) and D. Taylor.

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 June 2022.

3. Master Plan Update

To receive an update on the Town Centre Masterplan.

- 4. Dorchester South Mid-Tier Accessibility Scheme - Consultation**
To consider the Dorchester South Mid – Tier Accessibility Scheme consultation (attached), focusing on the Committee’s views on the Red Star parcels building and to agree a response to submit to South Western Railway.
- 5. Dorchester Transport Action Group (DTAG)**
To receive an update on the Dorchester Transport Action Group.
- 6. Climate Emergency Action Plan Task and Finish Group Minutes**
To note the Climate Emergency Action Plan Task and Finish Group Minutes from the meeting held on 18 May 2022 (attached).
- 7. Planning Applications for Comment**
To receive and comment on the planning applications received from Dorset Council (attached).
- 8. Minute Update Report**
To receive and consider the minute updates reported.
- 9. 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 June 2022

Present: The Mayor (Councillor J. Hewitt) and Councillors R Biggs, A Canning, L. Fry, T. Harries, S. Hosford, S. Jones, F. Kent- Ledger, D. Leaper, R. Major, M.E. Rennie and R. Ricardo (Vice-Chairman in the Chair).

Apologies: Councillor R. Potter and D. Taylor.

1. **Declarations of Interest**

Councillors L. Fry and S. Jones stated that as a 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.

2. **Minutes**

The minutes of the meeting of the Committee held on 3 May 2022 were confirmed and signed by the Chairman.

Members reported back to the Committee on a Dorset Council Planning Forum Meeting organised by DAPTC held recently. The Forum covered the following matters and was led by Dorset Council Councillor David Walsh, Planning Portfolio Holder:-

- Future engagement with town and parish councils
- Planning transformation update, including future improvements to our planning web portal
- Progress with planning applications
- Planning Enforcement
- Dorset Local Plan
- Neighbourhood plans
- Building Control

It was noted that recruitment and retention of Planning Officers was still an issue, that there was a desire to improve communication with Town and Parish Councils and to listen to what they had to say.

It was felt that DAPTC should have taken a more active part in the meeting and that a number of questions raised at the forum remained unanswered. The notes of the meeting, once compiled, would be circulated to Members.

The Committee agreed that it would be useful to invite Councillor D Walsh and the Head of Planning to come and meet with all Members of the Council and that questions should be sought and supplied to Councillor Walsh in advance of the meeting. It was noted that the

planning processes were due to be reviewed by the Dorset Council Scrutiny Committee later in the year and the meeting would be best timed to fit with that review.

Members also felt that it would be useful to have a further meeting with HYAS consultants prior to their report being finalised.

3. Planning Applications for Comment

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

4. Minute Update Report

The Committee noted the minute update report.

5. Planning Issues to Note

There were no planning issues to note.

- 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).
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).

Objection

The committee agreed that the revised proposal would still have significant adverse effects on the amenity of the occupants of neighbouring properties contrary to policy ENV16 of the adopted local plan due to overlooking and loss of privacy, particularly with respect to the proposed glazed windows and their positioning. This is still the case with the revised plan.

The committee agreed that, due to the new proposed positioning of the building and its increased mass and bulk, it would have a deleterious effect on the conservation area and, in particular, the view of the Northern edge of Salisbury Field, which is close to a scheduled monument. The glass area facing Salisbury Field would be particularly inappropriate and out of keeping with other buildings in this area, thus being in contravention of local plan policy ENV12.

The proposed garage would be an overbearing presence for neighbouring properties and also for the important and popular footpath alongside the proposal which gives access to the important green space and again would have a detrimental effect on the conservation area.

The proposal does not conserve or enhance the Listed Buildings that are in the vicinity of the development which is contrary to policy ENV4 of the adopted local plan.

The Committee noted and was concerned that a freestanding building of this nature could be easily transformed into residential accommodation.

- E3. P/HOU/2022/02904 85 High Street Fordington Dorchester DT1 1LD**
Erect rear extension & internal alterations.
No objection

- 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).
No objection

- 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.
No objection
- 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.
No objection
- W3. P/HOU/2022/02965 34 Treves Road Dorchester Dorset DT1 2HE**
Erect single storey extension (demolish existing conservatory).
No objection
- 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).

In principle - No objection.

In respect of the key worker housing which is supported, the Committee would welcome early dialogue with the applicant in respect of the height and elevation detail of those properties that would face onto Damers Road. The new accommodation to be sympathetic to the existing properties in that location. The Committee also felt that the green infrastructure was an important part of the development which should not be overlooked.
- 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).

In principle - No objection.

In respect of the key worker housing which is supported, the Committee would welcome early dialogue with the applicant in respect of the height and elevation detail of those properties that would face onto Damers Road. The new accommodation to be sympathetic to the existing properties in that location. The Committee also felt that the green infrastructure was an important part of the development which should not be overlooked.

- W6. P/HOU/2022/03070 24 Garfield Avenue Dorchester Dorset DT1 2EZ**
Erect garage to side of building, (demolish existing).
No objection
- 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).
No objection
- 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)
No objection
- 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.
No objection
- S1. P/HOU/2022/02649 7 Manor Road Dorchester Dorset DT1 2AU**
Erect two storey side extension, (demolish existing).
No objection
- 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.
No objection

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.

The Committee agreed to add the following comments in respect of this application:-

That the Committee supports the application.

It welcomes the mixed use of employment and residential.

There is a need in the town for the type of residential accommodation proposed.

The development would enhance the character of a currently unused area of the town.

The site is limited in its scope for development and is not suitable for only industrial use.

The proposed development is important to the continuing viability of the town.

Dorchester Town Council
Planning and Environment Committee 4 July 2022
Agenda Item 4 - Dorchester South Mid-Tier Accessibility Scheme - Consultation

Dear all,

I am writing to ask for your views on one of the options for the above scheme for which we have secured £750,000 of DfT funding. It has unfortunately taken longer than planned to progress the design of the scheme due to a number of issues including securing funding agreements with Network Rail who hold the funds. We are however now in a position to shortly commission design work on the various different elements of the scheme (more on this below). Before we do so we would welcome your organisation's views on the scheme proposals as a whole, but primarily the options for the ex Red Star parcels building on platform 1.

You will hopefully be aware that the work on the toilets has already been completed and agree that this is a significant improvement in both cases (the accessible toilet also has an improved door access). This work was not formally part of the mid-tier scheme (funded by SWR as part of last financial year's business plan) but clearly complements it. A new bus real time information screen was also installed in the booking hall during the same period, again part of the overall plan.

The SWR mid-tier scheme will complement and integrate with other works planned at the station over the next 10 months including a full rewire with LED lighting (by Network Rail) and a station repaint (excluding the bridge) by SWR.

The Mid Tier scheme will aim to cover the following subject to being within budget and design feasibility:

- Improvements to the ramp at the front of the station, likely to include realignment along the front of the station building to provide more direct and attractive access to the platform without needing to go through the station building itself
- A widened footpath around the front of the station building to access the platform, especially when the building is closed
- Reconfiguration of the front planted area and hard standing to improve the visual appearance of the station and create the basis for a future station adoption group to enhance with new planting
- Provision of an auto door to the front of the station building
- Reconfiguration and enlargement of the internal layout of the booking hall to create more seating space
- Provision of a low level ticket office window
- EITHER:
 - Retain shell of the ex Red Star parcels building, refurbish and repaint, and install new enclosed waiting room underneath, replacing the current wooden building OR
 - Demolish Red Star parcels building and replace with new enclosed waiting room (will be modular steel similar, but not necessarily identical to, the image below)



- Install new waiting shelter on platform 2 (Weymouth bound)
- Dropped kerb from Cromwell Road into platform 2

Whilst we welcome your views on the various elements of the package it is your thoughts on the Red Star parcels building that we are particularly seeking. We cannot promise to be able to implement your preferred option as this is subject to the final cost of the fully designed scheme and being able to achieve the required Network Rail standards. We will also need to consult station staff where it affects their accommodation. It is also worth noting that the final scheme needs to be in accordance with our original bid to the DfT. Note that CCTV and lighting improvements may also be required as part of the designs.

I don't have any formal designs to share with you as these will be developed by the designers we are about to appoint. I can however talk you through the options in more detail if required.

This e-mail is intended to engage with:

- Dorset Council
- DTAG
- Dorchester Town Council
- Purbeck CRP
- Brewery Square

If you are involved with more than one organisation please make it clear which one you are responding on behalf of. Equally if you think another organisation should be consulted please let me know asap along with contact details. It would be very helpful if you could let me have your comments by 1st July but let me know if you need longer. I am happy to discuss any queries on a Team meeting and may, subject to strikes and other commitments, be able to meet on site.

Finally I can confirm that we will shortly be submitting the Access for All bid to DfT for a replacement footbridge with lifts at the station. It is unlikely that we will know the outcome of that before April 2023.

Regards

Andrew Ardley
Regional Development Manager
South Western Railway

Dorchester Town Council

Planning and Environment Committee 4 July 2022

Agenda Item 6 – Climate Emergency Action Plan Task and Finish Group Minutes

CLIMATE EMERGENCY ACTION PLAN TASK AND FINISH GROUP AT THE COUNCIL CHAMBER

MEETING 3: WEDNESDAY 18TH MAY 2022, 2:00PM

Attendees: Tamara Umasankar, Richard Biggs, Stella Jones, Robin Potter

Apologies: Frances Hogwood, Rory Major

1. Earth Day

- a. Successes
- b. Improvements
- c. Next time
- d. More climate conversations/ workshops – through Earth Day contacts

The event helped to create a good contact base for the Development Assistant, this means future partnerships and projects can be implemented easily due to a great list of contacts e.g. climate conversations and workshops.

Planners tried to get more commercial sustainable energy providers involvement but didn't manage to this year. There was also suggestions to involve something to do with electric vehicles.

Action: Report for Earth Day can be put to planning and environment committee and management, this will show the successes, improvements and what will happen next time.

2. Borough Gardens House

The Town Council has spoken to Low Carbon Dorset about sustainable energy options at Borough Gardens House, suggestion was made to have solar and air source. However, the Town Council would also research into having ground source too. Insulation and radiator change would be required to implement this project. The flat above the building would also benefit from the sustainable energy sources. Low Carbon Dorset are limited on the number of projects they can support now with funding.

The building costs the Town Council £6000 a year and we will be calculating the energy usage shortly.

Action: Consider usage of space going forward, look at costing and options and report to planning and environment when acquired.

3. Cricket Pavilion

The Town Council have spoken to the Duchy on the possibility of adding solar to the roof of the cricket pavilion, this would make the building carbon neutral. The Duchy must grant permission for this to happen.

Action: Report to Environment committee and Management potentially

4. Schools/ idling

Councillors received an email regarding idling at schools.

The Development Assistant followed this up and has...

- Spoken to a Damers teacher about their policy on idling and what they have done, they have provided a map of parking locations nearby for park and walk
- Additionally, Manor Park and St Osmunds school are closing their car parks to stop idling and encourage walking

Actions:

- Contact Hardye's art teacher to discuss possible anti-idling art project with students
- Look into how we approach idling buses around schools and public buses too
- Follow up the success of St Osmunds and Manor Parks new plan to close car parks

5. Business survey results

Only 9 Dorchester businesses responded to the Litter Free Business survey to find out about their waste management, many asked for help with their waste management and people were interested in sharing their waste bins with other businesses.

Action: Ask Litter Free if they will be engaging with business that didn't complete the survey and asking them why. As well as showing them the benefits of those who completed the survey and got help and advice.

6. Carbon Literacy Training

The Development Assistant is now Carbon Literate, thanks to completing the trial parish and town council Carbon Literacy Project training. The town and parish package is not yet available.

Actions:

- Once the training is available the Development Assistant will reach out to cllr Belinda Bawden who ran and piloted training at Lyme Regis Town Council as well as for DAPTC, for support

7. Additional actions

- Reach out to Mathew Les about current free parking at County Hall which is encouraging more driving as well as staff parking
- Talk to Bridport Town Council about their energy champions initiative and also co-cars
- Look into providing energy saving workshops – talk to Bridport TC first
- Development Assistant has created a social media post about not releasing lanterns and balloons especially with jubilee celebrations coming up, this post was shared by

Dorset Council and Litter Free Dorset. It got lots of shares and likes. She also spoke to Litter Free Dorset who created a Jubilee eco-conscious party post

Dorchester Town Council
Planning & Environment Committee – 4 July 2022
Agenda Item 7.
Planning Applications for Comment

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

E1. **P/HOU/2022/03252 & P/LBC/2022/03253 (Listed Building Consent) 2 Icen Way Dorchester Dorset DT1 1EW**
Install rear dormer.

E2. **P/HOU/2022/03640 4 Alfred Place Dorchester DT1 1NW**
Erect single storey rear extension. Re-roof existing roof and install rooflight. Replace existing rear windows.

North Ward (Councillor A. Canning)

N1. **P/FUL/2022/03417 Top O Town House Bridport Road Dorchester Dorset DT1 1XT**
Change of use of office to 9 residential apartments plus associated internal & external works (alternative scheme to that approved under WD/D/18/000910).

N2. **P/LBC/2022/03356 Top O Town House Bridport Road Dorchester Dorset DT1 1XT (Listed Building Consent)**
Carry out external works associated with the conversion of building to 9no. apartments.

N3. **P/FUL/2022/03452 Heritage Automotive The Grove Dorchester DT1 1XU**
Erect extension to bodyshop to house additional franchise with sales and repair areas.

N4. **P/LBC/2022/03816 South Lodge South Walks Dorchester DT1 1DS**
General interior redecoration repair and repaint all windows and doors. Replacement of two fire places, replacement of radiators, replacement of various stone paving in the interior. Introduction of two self contained ensuite pods. Reinstatement of a window and door to the West Elevation. Installation of glass balustrade as protection to the existing mentioned in the Listing staircase and another to protect a window lighting the service stair.

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

W1. **P/HOU/2022/03823 18 Great Western Road Dorchester Dorset DT1 1UF**
Raise store roof. Infill covered area to extend store.

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

S1. **P/HOU/2022/03351 29 Manor Road Dorchester DT1 2AX**
Erect Single Storey rear extension, first floor side extension over existing roof slope of garage, provision of new porch, demolition of conservatory and internal alterations.

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

- P1. P/RES/2022/02234 Sectors 4.12, 4.14, 4.15, 4.17 Poundbury North West Quadrant Dorchester**
Appearance; layout & scale for the erection of 27no. dwellings - matters reserved for further approval by outline planning permission ref. 1/D/09/001363.
- P2. P/RES/2022/01930 Sectors 4.18, 4.20, 4.21, 4.23, 4.26, 4.27 and 4.28 North West Quadrant Poundbury**
Access; appearance; landscaping; layout & scale for the erection of 106no. dwellings, 448m² of non-residential development & associated roads, drainage & other infrastructure - matters reserved for further approval by outline planning permission ref. 1/D/09/001363.
- P3. P/HOU/2022/02636 34 Holmead Walk Poundbury Dorset DT1 3GE**
Install 3 dormers to front elevation. Convert roof space into accommodation. Erect two storey rear extension. Internal alterations.

For information

- FI1. Hillfort House Poundbury Road Dorchester Dorset DT1 2PN**
Non-material amendment to Planning Permission P/FUL/2021/04624 for the addition of 2 No. parking spaces.
- FI2. P/CLP/2022/03468 29 Manor Road Dorchester Dorset DT1 2AX**
Install rear dormer, 2 No. rooflights and convert loft space into additional accommodation.
- The above Certificate of Lawful Use Proposed has been received. You are being notified for information purposes only. (Dorset Council).*
- FI3 P/CLP/2022/03796 7 Manor Road Dorchester Dorset DT1 2AU**
Certificate of Lawfulness for a two storey rear extension, single storey rear extension & new porch.

The above Certificate of Lawful Use Proposed has been received. You are being notified for information purposes only. (Dorset Council).