



Dorchester Town Council
Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF
Telephone: (01305) 266861

For information about this agenda contact Georgina Wakely
g.wakely@dorchester-tc.gov.uk

Friday, 2 January 2026

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, the Municipal Buildings, High East Street, Dorchester, DT1 1HF** on **Wednesday, 7 January 2026, commencing at 7.00pm.**

Steve Newman
Town Clerk

Public Attendance and Speaking at the Meeting

The Chair has discretion to allow members of the public to speak at the meeting. **If you wish to speak please contact the Clerk by 9.00am on the morning of the meeting.** We ask speakers to confine their comments to the matter in hand and to be as brief as 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 A. Canning (the Mayor ex-officio), R. Biggs, S. Biles, P. Farmer, L. Fry (Vice Chair), J. Germodo, J. Hewitt, F. Hogwood, S. Jones, F. Kent-Ledger, D. Leaper, V. Lloyd-Jones, R. Major, R. Potter, M. Rennie and R. Ricardo (Chair).

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

For the Committee to agree and the Chair to sign the minutes of the meeting of the Committee held on 1 December. The minutes of the meeting can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/251201-Minutes.pdf>

3. 20mph Task and Finish Group Meeting Minutes

To note the minutes of the 20mph Task and Finish Group meeting held on 9 December 2025 (attached).

4. Request for Pedestrian Crossing – Alington Avenue

To consider a request for a pedestrian crossing between the two Sandringham court bus stops on Alington Avenue (attached).

5. Planning Applications for Comment

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

6. Minute Update Report

To note and consider the minute updates reported (attached).

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.

Agenda Item 3

Dorchester Town Council

Planning & Environment Committee – 7 January 2026

20mph Task and Finish Group Meeting Minutes

Dorchester Town Council 20mph Speed Limit Task and Finish Group Meeting 9 December 2025

Present: Cllrs S. Biles, J. Hewitt; G. Jones and K. Reid.

Apologies: Cllr D. Leaper

Also in attendance: Tony Burden, Dorset Council's Road Safety Manager

Meeting overview

Tony Burden explained Dorset Council's [20mph Policy](#) whilst giving examples of other nearby towns which had or were going through the process of introducing 20mph speed limits such as Bridport, Lyme Regis and Weymouth. He explained that if a 20mph speed limit is not suitable, other methods such as Speed Indicator Devices (SIDs) and Speed Watch initiatives could be adopted to encourage lower speeds. He also explained that Dorset Council's 20mph priority criteria matrix should be considered as guidance rather than restriction and that funding for the scheme could be made available from Dorset Council. He stressed that for an application to be successful, demonstration of strong community support was required.

Key Considerations

Tony Burden suggested that it would be beneficial for the Task and Finish Group to initially consider which roads should be incorporated within any application before starting any community engagement process.

He explained that some towns had looked at areas which were near schools but that approach did not necessarily take into consideration the routes which school children took to get to school. He also explained that when considering the roads to be incorporated that it was important not to create a perception that any roads not included were then suitable for higher speeds.

He suggested that the Task and Finish Group consider whether they want to explore 20mph zones—which require every point on the road to be within 50m of a traffic-calming measure such as speed humps, chicanes, or road narrowings—or 20mph limits, which require every point on the road to be within 50m of a repeater sign indicating the 20mph speed limit. Tony Burden also recommended that the group create an initial list of roads they consider a priority for these restrictions.

Next Steps

- 20mph Task and Finish Group to meet in January to consider which approach to 20mph speed restrictions it would like to pursue

- The Task and Finish Group to identify which roads should be considered
- Tony Burden to ascertain what existing speed data was available for the town and share it with Dorchester Town Council
- The Task and Finish Group to meet with Tony Burden in late February / March to discuss progress made.

Agenda Item 4

Dorchester Town Council

Planning & Environment Committee – 7 January 2026

Request for Pedestrian Crossing – Alington Avenue



Request to Dorchester Town Council to Support Highway Improvement Schemes

(please read the process notes over and include all relevant information and evidence - continue on extra sheets if necessary).

Name:	Mr Hani Shamseldin
Address:	[REDACTED]
Telephone:	[REDACTED]
Email:	[REDACTED]
Traffic Issue:	There is a huge concern about people's safety on crossing Alington Avenue (B3144) between the two Sandringham court bus stations because it is a heavy traffic area with many school children and elderly people crossing between the two sides.
Works requested (including plan/map and site details):	I kindly request a zebra pedestrian crossing on Alington Avenue (B3144) between the two Sandringham court bus stations.
Please provide evidence of support for this by others:	It is a heavy traffic area with many school children and elderly people crossing between the two sides. This zebra crossing would be hugely supported and appreciated by the neighbourhood.

Agenda Item 5

Dorchester Town Council

Planning & Environment Committee – 7 January 2026

Planning Applications for Comment

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

E1. P/LBC/2025/07050 70 High Street Fordington Dorchester DT1 1LB

Replace damaged/rotten double-height timber window to the rear elevation.

E2. P/HOU/2025/07275 61 Balmoral Crescent Dorchester DT1 2BN

Erect front porch.

E3. P/FUL/2025/06461 Wessex Water Dorchester Water Recycling Centre St Georges Road Dorchester DT1 1PE

Retention of cabin building to be used as office accommodation.

E4. P/FUL/2025/07300 Everest 29032 Restaurant 92 High Street Fordington Dorchester DT1 1LD

Change of use of first floor from single dwelling (Use Class C3) to a small house in multiple occupation (Use Class C4).

E5. P/HOU/2025/06582 28 South Walks Road Dorchester DT1 1ED

Demolition & rebuilding of section of boundary wall, including southern pillar.

E6. P/LBC/2025/07503 1 Icen Way Dorchester DT1 1EW

Removal of an internal wall on both the ground and first floors, together with a modern timber post. New internal walling will be formed to create a small first-floor bathroom.

E7. P/HOU/2025/07455 5 Dragons Court Dorchester DT1 1WR

Erect single storey rear extension.

North Ward (Councillors S. Biles, A. Canning and V. Lloyd-Jones)

N1. P/ADV/2025/06823 Oak House Poundbury Road Dorchester DT1 1SW

Display 2no. internally illuminated fascia signs, 1 no. non illuminated projecting sign, 1 no. non illuminated freestanding sign, 1 no. non illuminated resident access sign.

N2. P/LBC/2025/07232 38 South Street & 5A Trinity Street Dorchester

Rebuild the party wall between Nos. 38 and 39 South Street. Replace the ground-floor retail frontage and carry out internal alterations to create two residential flats across the upper floors. Install a new timber roof with natural slate finish and a dormer window. Replace all timber sash windows with slimline double-glazed units. Remove the external timber toilet at first-floor level and renew the rear extension roof with a flat roof. External works to include paint removal from front brickwork, stonework repairs, and replacement of rear cement render with lime render.

N3. P/FUL/2025/07361 & P/LBC/2025/07362 (Listed Building Consent) 41 High West Street Dorchester DT1 1UT

Change of use & conversion from commercial premises to 3 no. flats

N4. P/HOU/2025/07457 4 Wyvern Road Dorchester DT1 2PW

Erect detached double garage/workshop (Demolish existing garage).

N5. P/VOC/2025/07568 Vespasian House Barrack Road Dorchester DT1 1TS

External alterations including the installation of balconies and doors (with variation to Condition No. 2 of Planning Permission No. P/FUL/2024/05819 to amend the approved plans).

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

W1. P/HOU/2025/07493 8 Augustan Close Dorchester DT1 2QU

Erect front porch (demolish existing front porch).

South Ward (Councillors R. Potter and M. Rennie)

S1. P/HOU/2025/07351 60 Mellstock Avenue Dorchester DT1 2BQ

Erect single storey rear extension, rear balcony, external alterations and solar panels.

S2. P/FUL/2025/06219 Pavement adj. to Dorchester South Railway Station 13 Copper Street Dorchester DT1 1QX

Installation of 1no. BT Street Hub.

S3. P/ADV/2025/06218 Pavement adj. to Dorchester South Railway Station Copper Street Dorchester DT1 1QX

Installation of 1no. BT Street Hub.

Poundbury Ward (Councillors R. Biggs, F. Hogwood and D. Leaper)

P1. P/HOU/2025/07459 6 Wadebridge Lane Poundbury DT1 3AY

Erect single storey side extension and convert room above existing garage into stand-alone annexe with lift access.

Notice of Appeal

A1. P/FUL/2023/01247 10 High East Street Dorchester DT1 1HS

Erect first floor extension to provide 1 No. unit of residential accommodation.

An appeal has been made to the Secretary of State against the Dorset Council's refusal of the above application.

For Information

FI1. P/NMA/2025/07291 15 Came View Road Dorchester DT1 2AE

Non material amendment to remove side door into kitchen and canopy to planning permission P/HOU/2025/00645 (Erect 2 storey rear extension and carry out external alterations).

Circulated to all councillors 09/12/25.

FI2. P/PADM/2025/07625 Dorchester Water Recycling Centre St Georges Road Dorchester Dorset DT1 1PE

Demolish storage barn and sludge storage building.

This application is not a planning application but a request for Dorset Council to determine whether or not Prior Approval is required for the proposal.

Circulated to all Councillors 02/01/26