Dorchester Town Council
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Wednesday, 25 February 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 **Monday, 2 March 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 confirm and for the Chair to sign the minutes of the meeting of the Committee held on 2 February 2026. The minutes of the meeting can be found at https://www.dorchester-tc.gov.uk/docs/planning/minutes/260202-Minutes.pdf .

3. Local Plan Consultation Response to Flooding

In light of the recent flooding in Dorchester the Committee are asked if they wish to add any additional comments to the current response from Dorchester Town Council in preparation for the next Dorset Council Local Plan consultation which is anticipated in August 2026 (Report attached).

4. Concerns Regarding the Upkeep of the Walks

To discuss concerns regarding the upkeep of the Walks.

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 and Environment Committee - 2 March 2026
Local Plan Consultation Response to Flooding

In light of the recent flooding experienced in Dorchester, the Committee is invited to consider whether any additional comments should be added to Dorchester Town Council's existing response to the Dorset Council Local Plan. This review will help ensure that the Council's position fully reflects emerging evidence, local impacts, and community concerns ahead of the next stage of the Local Plan consultation, which is anticipated in August 2026, before Dorset Council's submission of the local plan for inspection in December 2026.

Dorchester Town Council's response approved by the Planning and Environment Committee at the meeting held on 3 November 2025 and subsequently submitted to Dorset Council can be found at https://www.dorchester-tc.gov.uk/docs/downloads/DTC-DCLP-FINAL-Approved-Response-251021.pdf .

References to flooding can be found on the following pages:

Flooding Concern	Reference in Dorchester Town Council's Response the Dorset Council Local Plan Consultation
North Dorchester flood risk and water meadows	P14-17 & 19
Groundwater	P15
Increased run off from new development	P14, 16, 19
Flooding around Castle Park	P22-24
Floodplain crossing	P19
Surface Water flooding (South-West of Dorchester within bypass)	P27

Agenda Item 5
Dorchester Town Council
Planning & Environment Committee – 2 March 2026
Planning Applications for Comment

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

E1. **P/LBC/2026/00438 Max Gate Alington Avenue Dorchester DT1 2FN**
External alterations to the rainwater goods on the western elevation. Install lead flashing and other associated minor alterations to the roof. Strip slates to southern elevation bay window. Strip and replace first bay of the lead roof.

E2. **P/LBC/2026/00493 Max Gate Alington Avenue Dorchester DT1 2FN**
External alterations to reroof the existing slate roof over the scullery including all associated works.

E3. **P/LBC/2025/07458 94 High Street Fordington Dorchester DT1 1LD**
Retain works to install 2no. stoves & flues. Replace plaster surrounding fireplaces with lime plaster. Replacement of 10no. single glazed modern windows with new double glazed windows, replacement render, repointing of the brick gable. Installation of french drain to perimeter & the repair of two porches.

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

N1 **P/FUL/2026/00422 & P/LBC/2026/00423 (Listed Building Consent) 64 High West Street Dorchester DT1 1XA**
Change of use of ground floor from use class Ec1 to use class Eb cafe/bar.

N2. **P/FUL/2025/07415 Unit 1 43 South Street Dorchester DT1 1DQ**
Change of use from class use SG (Sui Generis) to Eb (to serve food, drink & alcohol).

N3. **P/LBC/2026/00668 4 West Walks Dorchester DT1 1RE**
Remodel of the lower ground floor and associated works

N4. **P/LBC/2026/00701 43 Unit 1 South Street Dorchester DT1 1DQ**
Install wall-mounted extract canopy incorporating a full perimeter condense channel.

N5. **P/FUL/2025/07361 & P/LBC/2025/07362 (Listed Building Consent) 41 High West Street Dorchester DT1 1UT**
Alterations to facilitate the change of use & conversion from commercial premises to 3 no. flats. (Amended plans).

N6. **P/LBC/2026/00494 8 Glyde Path Road Dorchester DT1 1XE**
Erect replacement front porch.

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

W1. **P/FUL/2026/00854 35 Maud Road Dorchester DT1 2LP**
Form new opening within the principal elevation, install a new timber hatch & erect non-illuminated sign.

W2. **P/HOU/2026/00631 76 Celtic Crescent Dorchester DT1 2TB**
Erect first floor side extension and front porch.

South Ward (Councillors R. Potter and M. Rennie)
No applications received to date.

Poundbury Ward (Councillors R. Biggs, F. Hogwood and D. Leaper)
No applications received to date.

For Information

FI1. **P/CLP/2026/00555 25 Lancaster Road Dorchester DT1 1QH**
Certificate of lawfulness to replace an existing conservatory for a more all year around structure and add a porch at the front (3sqm).

The above Certificate of Lawful Use Proposed has been received by Dorset Council. You are being notified for information purposes only.
Circulated to all councillors 09/02/26.

FI2. **P/PALH/2026/00800 10 Cromwell Road Dorchester DT1 2DN**
Erect rear extension: To extend 6 meters beyond the rear wall of the original dwelling house: maximum height 2.70 meters: height to eaves 2.70 meters.

The above application has been received by Dorset Council. You are being notified for information purposes. 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 12/02/26.

FI3. **P/CLP/2026/00789 Ammonite 5 Copper Street Dorchester**
Certificate of lawfulness for replacement of fire damaged frontage with identical materials and design.

The above Certificate of Lawful Use Proposed has been received by Dorset Council. You are being notified for information purposes only.
Circulated to all councillors 12/02/26.

FI4. **P/NMA/2026/00762 25 Herringston Road Dorchester DT1 2BS**
Non material amendment to make changes to proposed materials to planning permission P/HOU/2021/04085 (Erect two storey rear extension, extend single storey side extension).

The above Non Material Amendment application has been received by Dorset Council. You are being notified for information purposes only.
Circulated to all councillors 17/02/26.

FI5. P/PALH/2026/00910 20 Shaston Crescent Dorchester DT1 2EB

Replace rear conservatory with erection of rear extension: to extend 4.90 metres beyond the rear wall of the original dwellinghouse: maximum height 3.40 metres: height to eaves 2.25 metres.

The above application has been received by Dorset Council. You are being notified for information purposes. This application is not a planning application but a request for the Council to determine whether or not Prior Approval is required for the proposal.
Circulated to all councillors 18/02/26.

Notice of Appeal

A1. P/FUL/2025/04605 Casterbridge Industrial Estate Access Lane To Casterbridge Industrial Estate Dorchester DT1 1PL

Erect live/ work unit with associated parking.

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