

**Dorchester Town Council**  
**Planning and Environment Committee held via the Zoom Video Conferencing**  
**Platform**  
**6 July 2020**

Present: The Mayor, Councillor R Biggs and Councillors A. Canning, L. Fry, J. Hewitt, S. Hosford, G. Jones, E.S. Jones, F. Kent-Ledger, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: Councillor T. Harries

Also in attendance: Councillors D Leaper and F Hogwood

**10. Declarations of Interest**

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

**11. Minutes**

The minutes of the meeting of the Committee held on 1 June 2020 were confirmed and approved to be signed by the Chairman at a later date.

**12. Dorchester Article 4 Direction**

The Committee noted that the Dorchester Article 4 Direction came into effect on 10 June 2020.

**13. Planning Applications for Comment**

The Committee considered the planning applications referred to the Council for comment by Dorset Council.

**Resolved**

That Dorset Council be notified of the comments agreed on the various planning applications as set out in Appendix 1 to these minutes.

**14. Minute Update Report**

There were no Minute Updates to report.

**15. Request for the Alteration of Parking Restrictions in High East Street / High Street Fordington**

The Committee considered a request to alter the existing parking restrictions in High East Street / High Street Fordington due to concerns for pedestrians and the road surface due to HGV's using the parking bay at the junction of Fordington High Street to make deliveries to nearby businesses.

The Committee recognised that on occasion when the parking bay was used for deliveries that pedestrians were obstructed from using the footway.

The Committee heard that a resident had complained of the doors of the HGV's hitting their property when the doors were opened.

The Committee considered various options to alleviate the problems experienced and agreed that the Clerk to the Committee should write to the Dorset Council to ask them to look for a solution to

alleviate the problems. The Committee also requested that the Clerk to the Committee write to the Head Office of the nearby Majestic Wines business and request that smaller vehicles be used for deliveries to their Dorchester branch.

**Resolved**

- 1) That the Clerk to the Committee write to the Dorset Council to request for them to look at options to alleviate the problems experienced by local residents and pedestrians when HGV's used the parking bay at the junction of Fordington High Street to make deliveries to nearby businesses.
- 2) That the Clerk to the Committee write to the Head Office of the nearby Majestic Wines business and request that smaller vehicles be used for deliveries to their Dorchester branch.

**16. Puddletown Neighbourhood Plan**

The Committee noted that Puddletown Parish Council had submitted their Neighbourhood Plan to the Dorset Council for examination.

**17. Planning Issues to Note**

Members noted the Planning Issues reported.

**18. Urgent Items**

**i) WDDC Consultation on the Local Plan Preferred Options – Policy DOR15**

The Chairman reminded the Committee of the Town Council's recommendation to object to the WDDC Local Plan Preferred Options (October 2018) - Policy DOR15 as per minute 29 of the special Planning and Environment Committee meeting held on 10 September 2018 and adopted by the Town Council at the Full Council meeting held on 25 September 2018.

**ii) Reloved**

The Committee heard that alterations had been made to the shop frontage of Reloved in South Street without relevant planning permissions. The Committee were concerned that the alterations were out of character for the Conservation Area within it sits. The Committee requested that the Clerk to the Committee notify the Dorset Council's Enforcement Officer of the alterations.

**Resolved**

That the Clerk to the Committee notify the Dorset Council's Enforcement Officer of the alterations to the shop frontage of Reloved, South Street.

**Appendix 1**  
**Dorchester Town Council**  
**Planning and Environment Committee 6 July 2020**

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

**E1. [WD/D/20/000202 FLAT 5, THE MALHOUSE, HIGH STREET FORDINGTON, DORCHESTER, DT1 1LA](#)**

Replacement of 4.no windows on first floor.

No objection.

**E2. [WD/D/20/001028 10 FORDINGTON DAIRY, ATHELSTAN ROAD, DORCHESTER, DT1 1FD](#)**

Installation of an air brick accommodate a flueless fire place.

No objection.

**North Ward (Councillor A. Canning)**

**N1. [WD/D/20/001137 31B GREAT WESTERN ROAD, DORCHESTER, DT1 1UF](#)**

Change of use of Retail and Ancillary Accommodation (A1) to Dwellings (C3) to provide 9 residential units.

No objection.

However the Committee had concerns regarding the parking in the area. The Committee were of the opinion that the resident's parking scheme for the area (Zone C) was already over subscribed and queried if it would be possible for the Dorset Council to consider including use of the Council operated car parks within the Town Centre to Town Centre Resident Parking permit holders. (Item to be added to a future agenda of the Dorchester Town Council Planning and Environment Committee).

**N2. [WD/D/20/001242 FORMER TENNIS COURTS EAST OF, WEST WALKS, DORCHESTER](#)**

Erection of 15no. one bedroom affordable flats, including one wheelchair accessible dwelling (revised scheme). As Dorchester Town Council is the landowner, no comment will be made on this application.

**N3. [WD/D/20/001253 39-40 HIGH WEST STREET, DORCHESTER, DT1 1UR](#)**

Repair rear wall of the property and repaint the exterior walls.

No objection.

**N4. [WD/D/20/001254 39-40 HIGH WEST STREET, DORCHESTER, DT1 1UR \(Listed Building Consent\)](#)**

Repair the rear wall of the property and repaint the exterior walls.

No objection.

**N5. [WD/D/20/001241 44 SOUTH STREET, DORCHESTER, DT1 1DQ](#)**

Replace existing windows to first and second floor with UPVC double glazing.

No objection.

**N6. [WD/D/20/001290 28 HIGH WEST STREET, DORCHESTER, DT1 1UP \(Listed Building Consent\)](#)**

Remove modern rear (southern) extension, excavate to form amenity space for basement and regularise openings on southern elevation including all associative works. All details of timber joinery to match the existing. Remove concrete infill to entrance steps and provide and build in stone to match existing nosing detail.

No objection.

**N7. [Amended Plan/ Description WD/D/19/001123 8 GLYDE PATH ROAD, DORCHESTER, DT1 1XE](#)**

Rebuild/repair chimney (retrospective). Installation of flue outlet for Aga (retrospective). Reinstate original window opening on west elevation. Remove existing render & re-render with lime render. Erection of boundary fence and greenhouse.

No objection.

**N8. [Amended Plan/ Description WD/D/19/001124 8 GLYDE PATH ROAD, DORCHESTER, DT1 1XE \(Listed Building Consent\)](#)**

Rebuild/repair chimney (retrospective). Installation of flue outlet for Aga (retrospective). Reinstate original window opening on west elevation. Remove existing render & re-render with lime render. Erection of boundary fence and greenhouse.

No objection.

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

**W1. [WD/D/20/001201 23 JAMES ROAD, DORCHESTER, DT1 2HB](#)**

Erect new front porch.

No objection.

- W2.** [WD/D/20/001208 DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY](#)  
Relocation of existing decontamination unit and installation of a modular unit to supplement unplanned healthcare services.
- W3.** [WD/D/20/001260 10 OLGA ROAD, DORCHESTER, DT1 2LX](#)  
Alterations to chimney.
- W4.** [WD/D/20/001399 20 LOUISE ROAD, DORCHESTER, DT1 2LT](#)  
Raise roof by 1m and add dormers to front and rear.
- South Ward (Councillors G. Jones, R. Potter and M. Rennie)**
- S1.** [WD/D/20/000498 44 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ](#)  
Erection of two storey rear extension & front porch.
- S2.** [WD/D/20/001047 WEYMOUTH AVENUE RECREATION GROUND, WEYMOUTH AVENUE, DORCHESTER](#)  
Display of 6.no advertising banners to railings.  
As Dorchester Town Council is the landowner, no comment will be made on this application.
- S3.** [WD/D/20/001250 32 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ](#)  
Erection of single storey rear extension.
- Poundbury Ward (Councillors R. Biggs and S. Hosford)**
- P1.** [WD/D/20/000674 LAND AT PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY](#)  
Display of 1no. non-illuminated estate agents hoarding sign.

No objection.

No objection.

No objection.

No objection.

No objection.

No objection.