

Dorchester Town Council

Minutes of the Planning and Environment Committee held via the Zoom Video Conferencing Platform

1 March 2021

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

Apologies: Councillor T Harries.

Also in attendance: Councillors S. Biles, F. Hogwood and D Leaper.

73. Declarations of Interest

Councillor L. 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.

74. Minutes

The minutes of the meeting of the Committee held on 1 February 2021 were confirmed and approved to be signed by the Chairman.

75. Response To The Dorset Council Local Plan Options Consultation

The Committee considered the suggested response to the Dorset Local Plan Consultation. The Committee received a summary of the DOR13 response from the author of the document and were given an opportunity to ask any questions and make comment.

The Committee discussed the additional responses to the DOR, COM, ECON, ENV and HOUS policies.

The Committee approved the consultation responses subject to some minor changes and authorised the Town Clerk to submit the response to the Dorset Council.

The Committee wished to convey their thanks to STAND and The People's Assemblies for their efforts to involve the local community in the consultation process and for hosting a number of public meetings via the Zoom video conferencing platform.

Resolved

- I. That the Dorchester Town Council response to the Dorset Council Local Plan consultation be submitted subject to some minor changes.

76. Dorchester South Railway Station

The Committee discussed the appearance of the Dorchester South Railway Station and expressed their disappointment at the amount of litter that had accumulated at the station. The Committee were disappointed that no improvement had been made since Network Rail had been contacted in late 2020.

The Committee heard that the local MP for West Dorset, Chris Loder had been informed of the Town Council's concerns and would be meeting with Network Rail to discuss the matter.

77. Planning Applications for Comment

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

78. Minute Update Report

The Committee heard that the Dorset Council would be implementing from 1 March a policy to offer Town and Parish Councils six free parking days in its car parks through out the year, four of which could be used at any time of the year excluding December, one on small business Saturday in December and one on a chosen weekday in December. The Committee were disappointed that the days offered were restrictive but requested that the Chamber of Business and the Dorchester BID be consulted by the Town Council when selecting the dates for free parking.

79. Planning Issues to Note

A member informed the Committee that they had received a request for a pedestrian crossing to be installed at Greys Bridge to the footpath to the Dorset County Showground. The Committee agreed that it was a dangerous road to cross. The Committee requested that the Clerk to the Committee contact the Dorset Council to request that a pedestrian crossing be installed.

A member informed the committee that the footpath that ran from Barnes Way to Mellstock Avenue had been closed off to the public and requested that the Clerk to the Committee contact the Dorset Council to request that it be reopened.

Resolved

- I. That the Clerk to the Committee would write to the Dorset Council to request a pedestrian crossing at Greys Bridge to the footpath that led to the Dorset County Showground.
- II. That the Clerk to the Committee contact the Dorset Council and request that the footpath that runs from Mellstock Avenue to Barnes Way be reopened.

Agenda Item 5
Dorchester Town Council
Planning and Environment Committee 1 March 2021

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

- E1.** [WD/D/20/002876 FORDINGTON FARM, ALINGTON AVENUE, DORCHESTER, DT1 2AB](#)
Demolition and reconstruction of lounge extension, construction of new double attached garage.
No objection.
- E2.** [WD/D/20/002776 91-93 HIGH STREET FORDINGTON, DORCHESTER, DT1 1LD](#)
Installation of a electrical vehicle charging point.
No objection.

The Committee welcomed the application.

- E3.** [WD/D/20/003070 56 PRINCE OF WALES ROAD DORCHESTER DORSET DT1 1PP](#)
Erection of first floor side extension.
No objection.
- E4.** [WD/D/20/003280 15 SYWARD ROAD DORCHESTER DORSET DT1 2AJ](#)
Erection of first floor rear extension.
No objection.

North Ward (Councillor A. Canning)

- N1.** [WD/D/20/002672 1 SOUTH TERRACE MEWS, 10A TRINITY STREET, DORCHESTER, DT1 1TU](#)
Display of 2no. non-illuminated fascia signs.
No objection.
- N2.** [WD/D/20/002959 123 BRIDPORT ROAD DORCHESTER DORSET DT1 2NH](#)
Conversion of attached garage to form a study & utility.
No objection.
- N3.** [WD/D/20/003028 32 MOUNTAIN ASH ROAD DORCHESTER DORSET DT1 2PB](#)
Erection of single and two-storey rear extensions, rear flat roof dormer re-model and internal alterations.
No objection.
- N4.** [WD/D/20/002924 91 BRIDPORT ROAD, DORCHESTER, DT1 2NH](#)
Erection of first floor extension & two storey and single storey rear extensions. Erection of front porch and modification of existing vehicular access by widening entrance (demolition of existing conservatory).

No objection.

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

W1. [WD/D/20/002803 111 CELTIC CRESCENT, DORCHESTER, DT1 2TE](#)

Erection of two storey rear extension.

No objection.

W2. [WD/D/21/000047 4 FOURGATES ROAD DORCHESTER DORSET DT1 2NL](#)

Erect a single storey extension to the north elevation. Erect a porch to the west elevation. Carry out alterations.

No objection.

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

S1. [WD/D/20/002851 25 MISTOVER CLOSE DORCHESTER DT1 2EQ](#)

Erection of front porch (demolition of existing).

No objection.

S2. [WD/D/20/002805 46 HIGH STREET FORDINGTON, DORCHESTER, DT1 1LB](#)

Replace existing single storey rear extension and conservatory with flat roof rear extension.

No objection.

S3. [WD/D/20/002427 ST OSMUNDS CHURCH OF ENGLAND MIDDLE SCHOOL, BARNES WAY, DORCHESTER, DT1 2DZ](#)

Replace existing boundary in wire with associated access gates and widening of footpaths.

No objection.

The Planning and Environment Committee welcomed the inclusion of Hedgehog holes in the fencing but have requested that planting be included along the new fencing to soften the appearance.

S4. [WD/D/20/002983 30 KINGSBERE CRESCENT DORCHESTER DORSET DT1 2DY](#)

Erection of two storey rear extension.

No objection.

S5. [WD/D/20/003139 61 WEATHERBURY WAY DORCHESTER DORSET DT1 2EE](#)

Erection of single-storey 'wrap round' extension.

No objection.

S6. [WD/D/20/003183 51 SOUTH COURT AVENUE DORCHESTER DORSET DT1 2BY](#)

Erection of extension to enlarge kitchen & create new garage.

No objection.

S7. [WD/D/20/003214 21 KINGSBERE CRESCENT DORCHESTER DORSET DT1 2DY](#)

Erection of single storey rear lean to extension & front open covered lean-to porch.
No objection.

S8. [WD/D/20/003212 104 MELLSTOCK AVENUE DORCHESTER DORSET DT1 2BH](#)

Erection of single storey front extension.

No objection.

Poundbury Ward (Councillors R. Biggs and S. Hosford)

No applications received.

Additional Applications

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

W3. [WD/D/20/002950 THOMAS HARDYE SCHOOL QUEENS AVENUE DORCHESTER DT1 2ET](#)

Remove existing and install replacement windows to front elevation.

No objection.

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

**S9. [WD/D/20/003194 27 WEYMOUTH AVENUE DORCHESTER DORSET DT1 1QY](#) &
[WD/D/20/003195 27 WEYMOUTH AVENUE DORCHESTER DORSET DT1 1QY](#) (Listed
Building Consent)**

Installation of retractable awning & 3no. dining huts to existing beer garden
(Retrospective).

No objection.

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

E5. [WD/D/20/0029905 LANCASTER ROAD DORCHESTER DT1 1QH](#)

Erection of single storey front and rear extensions.

No objection.

E6. [WD/D/20/003009 FLAX FACTORY ST GEORGES ROAD DORCHESTER DT1 1PE](#)

Conversion of existing building to create 8 No. terraced houses & extension to create 1
No. new terraced house with associated parking and access.

Objection.

The Committee were pleased that the vehicular access to the site had been altered since the previous application however the Committee still felt the proposal for an additional property on the site (in comparison to the previous outline application WD/D/16/002781) would constitute as over development of the site and would have an adverse effect on the neighbouring residents through loss of privacy and over bearing impact, contravening ENV.16 of the adopted Local Plan.