

**Dorchester Town Council**  
**Minutes of the Planning and Environment Committee**  
**5 July 2021**

Present: The Mayor, Councillor G. Jones, and Councillors R Biggs, T. Harries, J. Hewitt, S. Hosford, E.S. Jones, F. Kent- Ledger, D. Leaper, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: Councillors A. Canning and L. Fry

Also in attendance: Councillor F. Hogwood and Giles Watts of Dorchester Climate Action Network.

**1. Declarations of Interest**

Councillor E.S. Jones stated that as a member of Dorset Council's Area Planning Committee, she would keep an open mind on the planning applications and consider all information available at each stage of the decision process. She 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 26 April 2021, adopted by Council on the 5 May 2021 and the comments submitted to the Dorset Council in regards to the planning applications considered between 27 April 2021 and 26 May 2021 were confirmed and approved to be signed by the Chairman.

**3. Message from the Chairman**

The Chairman expressed his sadness at the loss of Dave Thomas, a respected Borough Gardens Park Keeper, who died in June. The Committee paused for a moment of reflection.

**4. Statement and Questions from Dorchester Climate Action Network (CAN)**

The Committee considered a statement from Dorchester Climate Action Network detailing their plans to set up an informal Transport Action Group (TAG) in Dorchester.

Giles Watts of Dorchester Climate Action Network addressed the Committee and explained that similar groups, set up across the County had been successful by working with their local Town and Parish Councils.

The Committee were asked:

1. Would Dorchester Town Council support the setting up of DTAG?

2. Would Dorchester Town Council like to take a leading, supporting or no role in such a group ?
3. Would Dorchester Town Council like to recommend any councillors or other people/transport experts in Dorchester to work within DTAG ?

After a discussion the Committee agreed that it be recommended to Council that the Council should support the setting up of DTAG, The Council should take an active supporting role in the group and that two representatives join the group, one to be a twin hatted Councillor.

The Committee suggested that Dorchester CAN contact the Dorchester Access Group, the Dorchester Association of Town and Parish Councils and WATAG.

The Committee heard that once the group had been set up they would report back to the Council at regular intervals.

#### **Recommended to Council**

- a) That Dorchester Town Council support the setting up of DTAG
- b) That Dorchester Town Council take an active supporting role in the group
- c) That two Councillors, one being a twin hatted Councillor work with the group.

#### **5. Town Centre Master Plan**

The Committee received a report from the Town Clerk about a Town Centre Masterplan exercise. The Committee heard that it had become apparent from the Dorset Council's proposed Local Plan DOR policies and the recent announcement of the closure of South Walks House that a Master Plan for Dorchester was needed.

The Committee heard that the Dorset Council had no plans to create a Masterplan for the Town and that it was unlikely that Dorchester would be prioritised for a plan over other towns in the County. The Committee noted that a number of neighbouring towns had begun work on their own Masterplans.

The Committee agreed that a Masterplan was needed, which was supported by a member of the public in attendance.

The Committee agreed that the Town Council should continue to engage Dorset Planning Services for their expertise, funded from the Local Plan Reserve and that Officers work with the Chair and Vice Chairs of the Committee to establish a process to support Members to develop their views on a Master Plan.

## **Resolved**

1. That the Town Council continue to engage Dorset Planning Services to provide the necessary technical input into a Masterplan exercise; funded from the Local Plan Reserve.
2. That Officers work with the Chair and Vice-Chairs to establish a process to support Members to develop their views on the exercise as a precursor to discussions with Dorset Council and a wider public consultation exercise.

### **6. Concerns About Rail Services**

The Committee noted a letter that had been published in the Dorset Echo calling for support for an improved train service in Dorchester. The Committee agreed with the comments made in the letter and raised concerns about the reliability of the trains that were currently timetabled, having received complaints and personally experienced delayed and cancelled Services.

A Member highlighted the need for a reliable service for those that used the train to get to hospital appointments, particularly those who had to travel to Southampton and London for specialist appointments.

The Committee raised additional concerns about the lack of space for bicycles and pushchairs on the trains.

A Member also highlighted the need for the ticket office at Dorchester South Railway Station remain open as it was a valuable service to passengers requiring information.

The Committee agreed that the Clerk to the Committee should write to the MD of South Western Railway, the MD of Great Western Railway, the relevant transport portfolio holders at both the Dorset Council and BCP Councils and the Minister of State for Railways.

The Committee also requested that the Clerk to the Committee write to the West Dorset MP, Chris Loder to request that he share the letter with all other MP's who represent the wards affected along the line between Weymouth and London Waterloo.

The Committee agreed that the letter should request that the two railway companies:

- Engage more with rail users from Weymouth & wider Dorset including the Dorset County Hospital
- Urgently improve train provision to Weymouth & Dorchester along both lines
- Increase services early in the morning and later in the evening

- Restore direct services to Waterloo
- Investigate modern season ticket types
- Provide more capacity over school holidays and the holiday season particularly with the current uncertainty over international holidays
- Improve the reliability of the trains
- Increase the capacity on the trains for bicycles and pushchairs

**Resolved**

That the Clerk to the Committee write to the MD of South Western Railway, the MD of Great Western Railway, the relevant transport portfolio holders at both the Dorset Council and BCP Councils, the Minister of State for Railways and the MP for West Dorset Chris Loder.

**7. Dorset Council's Proposed Parking Charging Strategy**

The Committee noted the Dorset Council's proposed parking strategy report.

The report had been previously circulated to the Committee with a request for members to make comment prior to the meeting. The Chairman summarised the responses which the Committee discussed.

The Committee agreed that the Clerk to the Committee should submit the agreed response to the strategy as per Appendix 1 to these minutes to the Dorset Council.

**Resolved**

That the Clerk to the Committee submit the comments as per Appendix 1 to the Dorset Council in response to the proposed parking charging strategy.

**9. Planning Applications for Comment**

The Committee considered the planning applications referred to the Council for comment by Dorset Council (Appendix 2).

**10. Minute Update Report**

The Committee noted the minute update report.

**11. Planning Issues to Note**

A member of the public enquired when the grass verges in the Town would be cut. A Dorset Councillor informed the Committee that the verges maintained by the Dorset Council were due to be cut within two weeks.

The Chairman of the Committee informed the Committee that a demonstration against the Local Plan Policy DOR13 organised by STAND would be held outside County Hall on 15 July at 6pm.

**Dorchester Town Council  
Planning and Environment Committee  
Planning Applications as at 12 May 2021**

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

**E1. [P/FUL/2021/00574 Land South of Unit 5 Casterbridge Industrial Estate Access Lane To Casterbridge Industrial Estate Dorchester Dorset DT1 1PL](#)**

Erection of a workshop with 1no. self-contained flat above.

Objection.

The Committee objects strongly to the inappropriate siting of residential development in an industrial site. The proposed flat would overlook neighbouring Swanbridge Court and Swanbridge Park, which would impact the residents significantly through loss of privacy, contravening ENV16 of the adopted local plan.

**E2. [P/FUL/2021/00987 4 Prince Of Wales Road Dorchester DT1 1PW](#)**

Demolition of the existing buildings & erection of a single block of 12no. flats with small office space & refuse store & erection of a terrace of 4no. bungalows to the rear. (to be under the ownership and management of the local authority for supported living).

No objection in principle. The Committee request that two large trees be incorporated into the landscape conditions. A number of trees have been previously removed in the area which have not been replaced due to complications with underground services. The Committee request that the trees be planted at the front of the development to enhance the street scene.

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

**N1. [P/FUL/2021/00512 & 00513 28A High East Street Dorchester Dorset DT1 1HF](#)**

Erection of a mansard roof extension to provide an additional residential unit.

No objection in principle. Sympathetic treatment on the effect of the adjacent Corn Exchange would be appreciated.

**N2. [P/FUL/2021/00586 Physiques And Shapes Health Club 18 The Grove Dorchester Dorset DT1 1TB](#)**

Change of use of first floor from Health Club to 1no. residential flat.

No objection.

**N3. [P/FUL/2021/00747 Dorset County Hospital Williams Avenue Dorchester Dorset DT1 2JY](#)**

Install Air Handling Unit (AHU) on south wing flat roof to serve the ventilation system being installed within the Orthopaedic department below.

No objection.

- N4.** [P/LBC/2021/00271 Top O Town House Bridport Road Dorchester Dorset DT1 1XT](#)  
Internal & external alterations to facilitate change of use of office to 9 residential apartments  
(alternative scheme to that approved under WD/D/18/000911).  
No objection.
- N5.** [P/LBC/2021/00721 3 Cornhill Dorchester Dorset DT1 1BA](#)  
Internal overboarding of damaged lath and plaster and replacement of modern rear windows.  
No objection.

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

No applications received.

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

- S1.** [P/HOU/2021/00727 9 South Court Avenue Dorchester Dorset DT1 2BY](#)  
Internal and external alterations to existing dwelling and single storey rear extensions.  
No objection
- S2.** [P/HOU/2021/00725 33 Manor Road Dorchester Dorset DT1 2AX](#)  
Erection of single storey garage attached to front elevation & single storey rear extension to form  
extended living area.  
No objection.

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

No applications received.

**Dorchester Town Council  
Planning and Environment Committee  
Planning Applications as at 26 May 2021**

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

**E1. P/HOU/2021/00468 16 Prince Of Wales Road Dorchester Dorset DT1 1PW**

Formation of new vehicular and pedestrian access and erection of ancillary accommodation.

No objection.

The Committee have requested that a tree be planted in the front garden to enhance the street scene.

**E2. WD/D/20/003299 Maen Maen Gardens Dorchester DT1 1QQ**

Change of use to (F1(a)) specialist independent school.

No objection.

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

**N1. P/FUL/2021/00726 41 Great Western Road Dorchester Dorset DT1 1UF**

Replace a derelict former dwelling with 1no. self-contained dwelling.

No objection.

**N2. P/FUL/2021/00750 Citroen Mmc Dorchester Millers Close Dorchester Dorset DT1 1SS**

Demolish existing garages and construct car showroom with forecourt for car sales display and customer /staff parking.

No objection.

**N3. P/LBC/2021/00826 & 00827 (listed building consent) Old Military Hospital Grove Trading Estate Dorchester Dorset**

Alterations to facilitate the conversion of former military hospital to 5 No. flats (C3).

Objection.

The Committee felt that the air pollution, noise and disturbance caused by passing traffic and established businesses in the immediate area would cause long term detriment to the amenity of the residential properties and therefore the development would be contrary to Policy ENV16. of the adopted Local Plan. Additionally, the loss of business premises on the industrial estate would be contrary to Policy ECON2. of the adopted Local Plan.

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

No applications received.

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

No applications received.

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

**P1. P/FUL/2021/00694 26 Middlemarsh Street Poundbury Dorchester DT1 3FD**

Change of use from D1 (Non-residential institution) to a flexible use B1 / A2 (Business/Financial and professional services).

No objection.

**P2. P/FUL/2021/00684 Parkway Farm Business Park Middle Farm Way Poundbury Dorchester DT1 3AR**

Erection of 21no. commercial units (use class E) with associated access & parking facilities.

The Committee have concerns over the level of parking provision for commercial units which will inevitably require spaces for workers and visitors.

The Poundbury perimeter footway and cycleway must be maintained.



**Dorchester Town Council  
Planning and Environment Committee 5 July 2021  
Dorset Council's Proposed Parking Charging Strategy**

1. This is not the time to be increasing any car parking charges in Town Centres when businesses have been so badly hit by the pandemic and the future is so uncertain. Many charges propose increases of 50%, which is far, far too high.
2. Increases in all day charges will force worker parking out into residential areas exacerbating existing problems. Residential streets in Dorchester will be effected more significantly than other Towns such as Weymouth that have resident parking schemes in place in most of the streets that are within a 15 minute walk to the Town Centre.
3. The proposed level structure is not supported. Each town has different needs and priorities - and even within a town, different car parks would benefit from different pricing strategies.
4. There is still a need for designated long and short stay car parks - short stay parking is essential to make Town Centres accessible for shoppers and those visiting businesses or attending appointments.
5. The on-street charging strategy is welcomed in principle, encouraging cars into car parks so that spaces are available for 'quick pop in'
6. Payment Machines need updating so that they can take coins, cards, contactless or pay by phone. The machines need to be accessible to people with disabilities. Previous machines have been the wrong height and the buttons have been too small.
7. Maintenance, repairs and lighting updates need to be scheduled to make the car parks accessible and attractive.
8. PERMITS - Some rationalisation would be acceptable, but more detail is required before the Town Council can comment fully. The Dorchester Shoppers Permit is popular and works well. We would like to keep it.
9. Fair Field Car Park –The short stay car park charges that are applied on a Wednesday need to be applied on a Sunday.

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

- E1. [P/FUL/2021/01817 Red Cow Employment Site St Georges Road Dorchester DT1 1PB](#)  
Formation of vehicular access (part retrospective).  
No objection.
- E2. [WD/D/21/000002 Land below Jonson Trading Park Alington Avenue Dorchester DT1 1QB](#)  
Change of use of former railway sidings as external storage areas with storage containers (B8).  
No objection in principle. The Committee requested that the storage containers be restricted to colours that will blend in with the surrounding natural environment. The Committee had concerns about the proximity of the site to the neighbouring residential areas and requested that conditions be placed to restrict the storage of hazardous and noxious materials. The Committee also requested that the purpose of the site be restricted to storage facilities.

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

- N1. [WD/D/20/002691 4 West Walks, Dorchester, DT1 1RE \(Listed Building Consent\)](#)  
Alterations including remodelling of the lower ground floor & adjacent external retaining wall and terrace. Reprofile the front grounds.  
No objection on the condition that the Conservation Officer is content with the plans and that the nearby ancient monument is not disturbed.

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

- W1. [P/OUT/2021/00467 4 Maumbury Road Dorchester DT1 1QW](#)  
Develop the land by the change of use and extension to existing Light industrial buildings together with additional second floor and rear infill extensions to create 9 No. serviced accommodation together with 1 No. ground floor Office (E©) (Outline application to determine access, appearance and layout).  
No objection.
- W2. [P/FUL/2021/00982 6 Weymouth Avenue Dorchester Dorset DT1 1QS](#)  
Alterations & extensions to create 4no. residential apartments.  
No objection.
- W3. [P/PALH/2021/02207 47 Damers Road Dorchester DT1 2LA](#)  
Erect rear extension: To extend 4.30 metres beyond the rear wall of the original dwelling house: maximum height 3.00 metres : height to eaves 2.80 metres.  
No objection.

**W4.** [P/HOU/2021/01350 4 Legion Close Dorchester DT1 2RQ](#)  
Erect front porch.  
No objection.

**W5.** [P/FUL/2021/01080 Thomas Hardye School Coburg Road Dorchester Dorset DT1 2ET](#)  
Extension to existing single storey store to form larger store / plant room.  
No objection.

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

**S1.** [P/ADV/2021/01382 & P/LBC/2021/01383 \(Listed Building Consent\) 23 Weymouth Avenue Dorchester DT1 1QR](#)  
Display of 1no. Illuminated archway sign.  
No objection.

**S2.** [P/HOU/2021/01029 135 Monmouth Road Dorchester DT1 2DF](#)  
Erection of single storey flat roof extension.  
No objection.

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

**P1.** [P/HOU/2021/00867 16 St John Way Poundbury Dorset DT1 2FG](#)  
Erect rear single storey extension.  
No objection.

**P2.** [P/HOU/2021/01229 1 Wadebridge Lane Poundbury DT1 3AY](#)  
Erection of single storey flat roof extension to rear forming sunroom & boot room.  
Balcony to be formed over boot room.  
Objection. The Committee were concerned that the proposed balcony would overlook the neighbouring properties reducing their privacy and therefore contravening ENV16 of the adopted local plan.