

Dorchester Town Council
Minutes of the Planning and Environment Committee
6 September 2021

Present: The Mayor, Councillor G. Jones and Councillors R Biggs, A. Canning, L. Fry, T. Harries, J. Hewitt, S. Hosford, E.S. Jones, D. Leaper, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: Councillor S. Hosford, F. Kent- Ledger

Also in attendance: Councillor F. Hogwood
Paul Hoffman , Senior Planner, C.G. Fry & Son Ltd, Jason Bowerman, Estate Development Manager, Duchy of Cornwall Poundbury Office, Matthew Holmes, Spruce Town Planning.

22. Declarations of Interest

Councillors L. Fry and E.S. Jones stated that as members of Dorset Council's Area Planning Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate but not vote on planning applications at this meeting.

Councillor S. Jones declared an interest in Planning application P/FUL/2021/02623 Four Paddocks Land south of St Georges Road Dorchester.

Councillor R. Biggs declared an interest in Planning application P/FUL/2021/01864 Vespasian House Barrack Road Dorchester DT1 1TF. He said that he would keep an open mind on the planning application and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning application.

23. Minutes

The minutes of the meeting of the Committee held on 2 August 2021 were confirmed and approved to be signed by the Chairman.

24. Presentations

i) Planning Application P/FUL/2021/02623 Four Paddocks Land South of St Georges Road Dorchester

The Committee received a presentation on Planning Application P/FUL/2021/02623 Four Paddocks Land South of St Georges Road Dorchester from Paul Hoffman , Senior Planner, C.G. Fry & Son Ltd and Jason Bowerman, Estate Development Manager, Duchy of Cornwall Poundbury Office.

ii) P/FUL/2021/02397 47-48 High East Street Dorchester DT1 1HU

The Committee received a presentation on Planning Application

P/FUL/2021/02397 47-48 High East Street Dorchester DT1 1HU from Matthew Holmes, Spruce Town Planning.

25. Town Centre Master Plan Update

The Committee noted the Town Centre Master Plan Update Report from the Town Clerk. The Committee heard that the Town Clerk and Committee Chairman had met with the Planning Advisor and a further informal Master Plan workshop would be arranged with Councillors.

26. Climate Emergency Action Plan

The Committee agreed that Councillors R. Biggs, F. Hogwood, E.S Jones, R. Major and the chairman of the Committee would join the Task and Finish Group to work with the Environmental Assistant to continue the Dorchester Town Council Climate Emergency Action Plan.

Resolved

That Councillors R. Biggs, F. Hogwood, E.S. Jones, R. Major and the chairman of the Committee would join the Task and Finish Group to work with the Environmental Assistant to continue the Dorchester Town Council Climate Emergency Action Plan.

27. Dorset Council Proposed Parking Charges Strategy Report Post Comments

The Committee noted the Dorset Council Proposed Parking Charges Strategy Report Post Comments.

28. Dorset Council Blue Badge Parking Consultation

The Committee requested that the Clerk to the Committee contact the Dorchester Access Group and make them aware of the consultation.

Resolved

That the Clerk to the Committee contact the Dorchester Access Group and make them aware of the Dorset Council's Blue Badge Parking Consultation.

29. Planning Applications for Comment

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

30. Minute Update Report

P/PAOD/2021/02481 South Walks House South Walks Road Dorchester DT1 1UZ (Considered at the 2 August 2021 Planning and Environment Committee Meeting)

Following the submission of the Committee's comments on the application it was deemed that prior approval was not required for the application. The application was considered by Dorset Council's Northern Area Planning Committee at a virtual meeting held on Tuesday 24th August 2021.

Dorchester Town Council were invited to submit a written statement, the following statement was submitted:

‘We welcome the application in principle as long as the building can be made suitable for use by the future residents with regard in particular to ventilation, living space and access to outdoor recreation. We trust that the existing energy saving measures in and on the building will continue to be fully utilised for the benefit of future residents.

We expect the application to be subject to existing Local Plan policy HOUS1 to provide at least 35% affordable housing, a minimum of 15 units.’

31. Planning Issues to Note

There were no planning issues to note.

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Planning & Environment Committee – 6 September 2021
Planning Applications for Comment

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

E1. [P/HOU/2021/01778 33B London Road Dorchester DT1 1NF](#)

Erect boundary wall to front.

No objection.

E2. [P/HOU/2021/01755 22 Balmoral Crescent Dorchester Dorset DT1 2BW](#)

Erect two storey side extension.

No objection.

E3. [P/FUL/2021/00574 Land South of Unit 5 Casterbridge Industrial Estate Access Lane To Casterbridge Industrial Estate Dorchester Dorset DT1 1PL](#)

Erect single storey workshop

Previously Considered by the Dorchester Town Council Planning and Environment Committee via email 19/05/21.

'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.'

The applicant has submitted additional documents.

No objection.

E4. [P/FUL/2021/02623 Four Paddocks Land South of St Georges Road Dorchester](#)

Erection of 108no. dwellings & associated works, including the formation of access, landscape & ecological enhancements.

In general the Committee welcomed the application, in particular the affordable Housing provision.

The Committee highlighted the need for the existing boundary to be retained and a suitable tree planting plan to include trees of a maturity that would mitigate the neighbouring bypass noise. All new and existing trees and roots should be protected by root protection zones.

The Committee were sympathetic to the nearby residents and were concerned about the impact of the construction of the development to them. The Committee requested that a robust Construction Management Plan be implemented, to include particular consideration to the hours of operation and the logistics of the traffic arrangements to the site to minimise disruption to the neighbouring properties.

The Committee strongly requested that a pedestrian / cycle access point be included in the South Western corner of block A, leading into Smokey Hole Lane in line with the Dorset Council's Safer Routes to School Scheme.

It is regrettable that it has not been possible to incorporate more green energy provisions . The Committee would like the development to be futureproof in regards to the installation of appropriate infrastructure for the retrospective fitting of green energy provisions such as electrical vehicle charging points and ground source heat pumps.

The Committee welcome the ecological and biodiversity initiatives.

- E5.** [P/FUL/2021/01881 18 St Georges Road Dorchester DT1 1PA](#)
Erect 1 No. dwelling, create vehicular and pedestrian access and create 2 No. parking spaces.

No objection.

North Ward (Councillor A. Canning)

- N1.** [P/FUL/2021/02397 47-48 High East Street Dorchester DT1 1HU](#)
Redevelopment of the site to refurbish No.47, conversion the rear of the building to a house (use class C3). Demolish and reconstruct No.48 to provide a ground floor commercial unit (use classes E or Public House (sui generis)) & 4no. flats above & erection of 5no. dwellings (three houses & two flats) with associated access & landscaping at the rear.

The Committee welcomed the application in principle but requested that the existing trees be retained and roots be protected by root protection zones in this site that falls within the Conservation area.

- N2.** [P/VOL/2021/03121 \(Listed Building Consent\) & P/VOC/2021/01863 54 High West Street Dorchester DT1 1UT](#)
Change of use from shop (Class E) to residential use (C3) Variation of condition No. 2 against listed building consent WD/D/20/002453 to substitute plans to allow amendments to the shop front.

No objection.

- N3.** [WD/D/20/002688 23 Cornwall Road, Dorchester, DT1 1RU](#)
Erection of 1no. dwelling with integral garage and garden store (demolition of existing pre-fabricated garages).

The Dorset Council have received amended plans, the application was previously considered at the P&E Committee meeting held on 01/02/21, the Committee had no objection to the application.

No objection.

N4. [P/FUL/2021/01864 Vespasian House Barrack Road Dorchester DT1 1TF](#)

Erect a four storey extension comprising of 4 No. 2-bedroom apartments and a two storey detached building comprising 83 sqm of commercial, business and services uses (Use Class E) on the ground floor and 2 No. 1-bedroom apartments on the first floor. Carry out associated landscaping and car parking.

The Committee objected to the application. The Committee were concerned that the proposed Block B would over power and be detrimental to the existing Vespasian House, contravening both ENV.12 and ENV.16 of the adopted local plan.

The Committee agreed that the proposed buildings and loss of green space would be detrimental to the setting of the Conservation Area.

The Committee also stated that any development of the site should allow for the enhancement of the pedestrian crossing of Poundbury Road.

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

W1. [P/HOU/2021/01094 36 Vespasian Way Dorchester DT1 2RD](#)

Erection of single storey side extension & boundary/retaining wall with timber panelled fencing above.

No objection.

W2. [P/HOU/2021/01816 1 Vespasian Way Dorchester Dorset DT1 2RD](#)

Erect front porch and rear extension.

No objection.

W3. [P/HOU/2021/01687 4 Lime Close Dorchester Dorset DT1 2HQ](#)

Alter size and location of existing windows and doors, remove glass roof to conservatory and replace with pitched roof, create new front porch and part render elevations and add roof lights.

No objection.

W4. [P/HOU/2021/01953 13 Clarence Road Dorchester Dorset DT1 2EU](#)

Erect single storey rear extension.

No objection.

W5. [P/HOU/2021/01666 8 Clarence Road Dorchester Dorset DT1 2HF](#)

Erect second floor rear extension.

No objection.

W6. [P/HOU/2021/02044 5 Romulus Close Dorchester Dorset DT1 2TH](#)

Erect Annex in garden.

No objection. The Committee requested that a planning condition be added that the annexe be an ancillary to 5 Romulus Close.

W7. [P/HOU/2021/02093 18 Windsor Road Dorchester Dorset DT1 2JA](#)

Erect First Floor Rear Extension.

No objection.

W8. [P/HOU/2021/02175 31 Edward Road Dorchester Dorset DT1 2HL](#)

Demolish conservatory and erect rear extension.

No objection.

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

S1. [WD/D/20/003312 188 Monmouth Road Dorchester Dorset DT1 2DH](#)

Demolish and rebuild front wall. Render side walls of garage and inside of front porch. Demolish wall outside front door and rebuild. Replace steel gate and erect black steel railings.

No objection.

S2. [P/PALH/2021/03023 112 Monmouth Road Dorchester DT1 2DQ](#)

Erect single storey rear extension extending 4.30 metres beyond the rear wall of the original dwellinghouse, 2.80 metres maximum height and 2.80 metres high at the eaves.

No objection.

S3. [P/HOU/2021/02191 23 Rothesay Road Dorchester DT1 2DX](#)

Erect single storey extension above existing extension to form master bedroom with en suite. Erect single storey front, side & rear extension to form porch, store, gym & study.

No objection.

S4. [P/HOU/2021/02430 1 Manor Road Dorchester Dorset DT1 2AU](#)

Erect single storey garage to front garden.

No objection.

Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)

- P1.** [P/HOU/2021/01846 41 Holmead Walk Poundbury Dorset DT1 3GE](#)
Erect side extension

No objection.