

Dorchester Town Council
Minutes of the Planning and Environment Committee
7 February 2022

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

Apologies: Councillors J. Hewitt and D. Leaper.

Also in attendance: Councillors S. Biles, C. Chisholm and F Hogwood.

57. 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.

58. Minutes

The minutes of the meeting of the Committee held on 6 December 2021 (and adopted by Council on 24 January 2022) and the comments submitted to the Dorset Council in regards to the planning applications considered on 4 January 2022 (via email) were confirmed and approved to be signed by the Chairman.

59. Local Plan and Masterplan for Dorchester Town Centre Update

The Committee noted the Town Centre Masterplan Update from the Town Clerk.

The Committee were concerned that a broader cross section of community groups should be consulted on the Dorchester Town Council Draft Vision for Dorchester document.

It was agreed that the Town Clerk should endeavour to arrange further consultation meetings.

The Committee considered a request to sign the Dorset Climate Action Network's open letter asking the Dorset Council to rethink their proposed local plan.

A member of the Dorset Climate Action Network (CAN) was present at the meeting and was able to answer the Committee's questions. The Committee requested clarification that the DOR13 area was considered an environmentally sensitive area as described in the letter, the Committee

was informed that it was and that it was also considered as locally valued greenfield land by the group.

The Committee agreed to sign the letter.

The Committee considered the open letter published by the Leader of the Dorset Council, Spencer Flower.

The Committee welcomed the request made in Councillor Flower's letter that more time be spent gathering evidence on which to base a future Local Plan, but considered it premature to make statements about a preferred way forward about policies that might emerge once that evidence has been considered.

The Committee requested confirmation that it would be correct, therefore in assuming that the existing local plan policies would remain in force until such time that a new local plan be implemented.

The Committee heard that Hyas Associates had been appointed by the Dorset Council to work on the North Dorchester Garden Community project.

The Committee were informed that Hyas Associates had requested an opportunity to meet with Dorchester Town Council to introduce themselves, provide an overview of their work and role, as agreed with the Dorset Council, and to explain how they plan to engage with Dorchester Town Council going forward. They also asked for a representative from Dorchester Town Council to be appointed to the North Dorchester Garden Community Board. The Committee noted that both Charminster and Stinsford Parish Councils had received similar requests.

The Committee agreed to accept the invitation for Hyas Associates to present to Dorchester Town Council and to endeavour to work with Stinsford and Charminster Parish Councils.

The Committee felt that it would be premature to appoint a representative to join the North Dorchester Garden Community Board.

Resolved

- i) That the Town Clerk should endeavour to arrange consultations on the Dorchester Town Council Draft Vision for Dorchester document with additional community groups.
- ii) That the Council adds its name to those supporting the letter from Dorset CAN, sent recently to Dorset Council.
- iii) That the Council welcomes the request made in Councillor Flower's letter that more time be spent gathering evidence on

which to base a future Local Plan, but considers it premature to make statements about a preferred way forward about policies that might emerge once that evidence has been considered. That confirmation is sought that it would be correct therefore, in assuming that the existing local plan policies would remain in force until such time that a new local plan be implemented.

- iv) That the Council accept the invitation for Hyas Associates to present to the Council. Following that the Council will endeavour to work with Stinsford and Charminster Parish Councils. The Clerk will look for an opportunity to engage with Hyas Associates.

60. Bus Back Better Consultation

The Committee noted the Bus Back Better consultation and agreed to delegate a response to the survey to the Chairman of the Committee.

61. Request for Parking Restrictions

The Committee considered a request for double yellow lines in Beech Court.

Resolved

That the Dorset Council be requested to action the requests from the residents of Beech Court for double yellow lines.

62. Planning Applications for Comment

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

63. Minute Update Report

The Committee noted the Minute Update Report.

64. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 7 February 2022
Planning Applications for Comment

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

- E1. P/HOU/2021/05743 5 Caernarvon Close Dorchester DT1 2EH**
Erect single storey side and front extension with air conditioning unit over and two storey side extension.
No objection.
- E2. P/HOU/2022/00183 36 Culliford Road North Dorchester DT1 1QG**
Amend hipped end to a gable end. Install 2no new roof windows.
No objection.

North Ward (Councillor A. Canning)

- N1. P/FUL/2021/05705 & 05706 (LBC) Dorchester Town Hall High East Street Dorchester DT1 1HF**
Installation of solar panels.
As Dorchester Town Council is the landowner, no comment will be made on this application.
- N2. P/FUL/2022/00118 20-20A South Street Dorchester DT1 1BS**
Installation of 1no. external AC condensing unit to rear elevation.
No objection.
- N3. P/VOC/2022/00367 37 - 38 High West Street Dorchester DT1 1UP**
Demolition of existing buildings and erect 6.no dwellings (with variation of condition 2 of planning permission WD/D/19/002470 to amend approved plans).

The Committee considered the new application and would like to reiterate the comments submitted in response to the previous application WD/D/19/002470 as the Committee felt that the comment remained as relevant.

No objection in principle. The Planning and Environment Committee requested that the applicants bear in mind the efforts of the Dorset Council and Dorchester Town Council to use renewable energies where possible and hoped that renewable energies would be incorporated in to the design in this time of climate emergency.

- N4. P/FUL/2022/00337 1 Colliton Street Dorchester DT1 1XH**
Change of use from business use to residential dwelling (use class C3).
No objection.
- N5. P/FUL/2022/00390 Flat 7 Palace Court Durngate Street Dorchester DT1 1EU**
Replacement windows to front and rear elevations of first floor flat.
No objection.

- N6. P/FUL/2022/00533 Grove Corner The Grove Dorchester DT1 1XL**
Continue to use as a ground floor residential flat (Class C3).

No objection.

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

- W1. P/FUL/2021/05664 38 Great Western Road Dorchester DT1 1UF**
Change of use and conversion of existing 2 no. flats to 1 dwelling.

No objection in principle. The Committee had concerns about the safety of neighbouring premises in its neglected state and were concerned that it might be an environmental hazard to the new occupants.

- W2. P/HOU/2022/00155 13 Vespasian Way Dorchester DT1 2RD**

Erection of single storey rear extension. Erection of two-storey side extension. Demolition of existing rear extensions.

No objection.

- W3. P/HOU/2022/00261 60 Garfield Avenue Dorchester DT1 2EZ**

Erect single storey side extension.

No objection.

- W4. P/HOU/2022/00391 44 Coburg Road Dorchester DT1 2HR**

Replace a single storey rear lean to and Conservatory with a single storey flat roof extension.

No objection.

- W5. P/VOC/2022/00045 Dorset County Hospital Williams Avenue Dorchester DT1 2JY**

Erection of multi storey car park & improvements to internal site roads & temporary change of use of former school field to car parking (with variation of condition 8 of planning permission WD/D/19/002627 to allow construction activity to continue during the hours 1900 and 0100 Monday evening to Saturday morning for the period 07/02/2022 to 07/03/2022).

No objection. The Committee were sympathetic to the neighbours for the disruption that they would experience but understood that it was necessary to complete the works.

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

- S1. P/HOU/2021/05665 35 Herringston Road Dorchester DT1 2BT**

Erect part first floor extension. Erect single storey rear extension.

No objection.

- S2. P/HOU/2021/05731 4 Alfred Road Dorchester DT1 2DW**

Erect 1st floor extension over ground floor footprint and form single storey lean-to side infill extension.

No objection.

- S3. P/HOU/2022/00019 7A Barnes Way Dorchester DT1 2DZ**
Erect single storey side extension. Form large open porch to front.
No objection.
- S4. P/HOU/2022/00133 3 Kingsbere Crescent Dorchester DT1 2DY**
Erect Porch extension to front. Demolish existing conservatory and extend lean-to rear extension.
No objection.
- S5. P/HOU/2022/00117 116 Monmouth Road Dorchester DT1 2DQ**
Erect single storey extension. Re-model main roof and add rear dormer to roof.
No objection.
- S6. P/HOU/2022/00467 66 Weatherbury Way Dorchester DT1 2EG**
Erect single storey front extension to form porch and extended office. Erect single storey rear extension. Increase off street parking.
No objection.
- S7. P/HOU/2022/00600 69 Mellstock Avenue Dorchester DT1 2BH**
Erect two-storey dual pitched extension (demolish existing) Erect single-storey, rear flat roof extension. Erect entrance porch (demolish existing).
No objection.

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

No applications received.

The following applications are not a planning applications but requests for a legal determination of the Dorset Council as to whether or not Prior Approval is required for the proposal.

P/PARO/2022/00132 7 Hardye Arcade South Street Dorchester DT1 1BZ

Change of use from Retail to Business/Offices to run a Taxi Company.

No comment.

P/CLP/2022/00140 13 Clarence Road Dorchester DT1 2EU

Certificate of lawfulness for conversion of existing garage into bedroom.

No comment.

P/CLP/2022/00308 Flat 1 13A High East Street Dorchester DT1 1HH

Certificate of lawfulness for a change of use from welling house (Class C3) to houses in multiple occupation (Class C4).

Objection. The Committee considered that ten dwellings would be overdevelopment of the site. The Committee had concerns about the fire safety and requested extra fire precaution measures. The Committee were concerned about the lacking refuse collection area and that some of the plans would need adjusting in order to conform with Building Regulations.

P/CLP/2022/00309 Flat 2 13A High East Street Dorchester DT1 1HH

Certificate of lawfulness for a change of use from dwelling house (Class C3) to houses in multiple occupation (Class C4).