

Dorchester Town Council
Minutes of the Planning and Environment Committee
3 May 2022

Present: Councillors R Biggs, A Canning, S. Hosford, E.S. Jones, F. Kent- Ledger, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: The Mayor, Councillor G. Jones and Councillors L. Fry, T. Harries, J. Hewitt, and D. Leaper

78. 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.

79. Minutes

The minutes of the meeting of the Committee held on 4 April were confirmed and approved to be signed by the Chairman.

80. Masterplan for Dorchester Town Centre Update

The Committee noted the Town Centre Master Plan Update report.

81. Dorset Council Planning Services

The Committee were concerned about the way that many of the planning applications were processed through the scheme of delegation. A Dorset Councillor informed the Committee that the process was going to be reviewed by the Dorset Council which the Committee welcomed.

The Committee also raised concerns about the way that site notices were often displayed applicants as it was felt that the notices were not always placed in a visible location to enable neighbouring residents to engage in the planning process in sufficient time.

Members questioned the placement of Dorchester in the Dorset Council's Northern Area Planning Committee area and were concerned that the area covered by the Committee was too broad.

The Committee felt that the number of site visits carried out by the Dorset Council's Northern Area Planning Committee was insufficient and resulted in decisions being made by the Committee without a full understanding of the applications and the effect that the decisions would have on an area.

The Committee requested that the Dorset Council's Northern Area Planning Committee conduct more site visits as with Covid restrictions lifted there was no reason for them not to resume.

The Committee requested that the Clerk to the Committee write to the Dorset Council's Portfolio Holder for Planning regarding the Committee's concerns.

Resolved

That the Clerk to the Committee write to the Dorset Council's Portfolio Holder for Planning to express the Committee's concerns.

82. Planning Applications for Comment

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

83. Minute Update Report

Minute 74 Dorchester Town Council Planning and Environment Committee held on 4 April 2022 - Minutes

The Committee noted that Dorset Police had responded to the Clerk's correspondence regarding concerns of unauthorised vehicles using South Street during pedestrianised hours. The Committee heard that Dorset Police would be supportive of the installation of a barrier. The Committee welcomed the support and requested that the Clerk to the Committee write to Dorset Police and the Dorset Council to request further discussions.

Resolved

That the Clerk to the Committee write to Dorset Police and the Dorset Council to request further discussions about unauthorised vehicles using South Street during pedestrianised hours.

84. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 3 May 2022
Planning Applications for Comment

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

- E1. P/HOU/2022/02230 11 Syward Road Dorchester DT1 2AJ**
Demolish existing garage, Erect new garage and new single and two storey extension, minor internal modifications and new front porch roof.
No objection.
- E2. P/HOU/2022/02247 5 Braemar Road Dorchester Dorset DT1 2AR**
Erect two-storey extension. Erect new porch. Erect 1.8m high close boarded timber boundary fence.
No objection.
- E3. P/HOU/2022/02309 36 Casterbridge Road Dorchester Dorset DT1 2AQ**
Side extension forming carport with first floor bedroom & ensuite over.
No objection.

North Ward (Councillor A. Canning)

- N1. P/LBC/2022/02319 7-10 Mariners Parade High East Street Dorchester Dorset DT1 1HN (Listed Building Consent)**
Re-pointing both the stone and brickwork to all the façades.
No objection.
- N2. P/FUL/2022/01326 29 Trinity Street Dorchester Dorset DT1 1TT**
Change of use of building from retail (use class E(a)) to tattoo studio.
No objection.
- N3. P/ADV/2022/02441 (Advertisement Consent) & P/FUL/2022/02440 (Planning Consent) 15 Cornhill Dorchester Dorset DT1 1BJ**
Replacement ATM signage.
No objection.
- N4. P/HOU/2022/02542 32 Mountain Ash Road Dorchester Dorset DT1 2PB**
Erect single storey rear extensions and re-model the existing second floor rear dormer.
No objection.

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

- W1. P/HOU/2022/02494 42 Coburg Road Dorchester DT1 2HR**
New "wrap round" entrance canopy.
No objection.

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

- S1. P/MPO/2022/02077 Brewery Square Weymouth Avenue Dorchester Dorset DT1 1QR**
Modification of Affordable Housing Definitions and Schedule 3 of Section 106 Agreement dated 9th November 2015 against Outline Planning Permission 1/D/13/000999 and replacement of Affordable Housing Scheme 5 dated 15th March 2021 with Affordable Housing Scheme 6.

No objection.

- S2. P/HOU/2021/04085 25 Herringston Road Dorchester DT1 2BS**

Erect two storey extension.

Please note that this planning application was the subject of a Judicial Review, and as a result, Dorset Council's decision to grant planning permission on 04/01/2022 has been quashed. The application will be re-determined afresh by Dorset Council and all previously submitted comments will be considered.

Objection.

The Committee were concerned that the neighbouring property would be severely overlooked from the office windows incorporated in the proposed South elevations resulting in loss of privacy.

The proposal would have a significant adverse effect on the living conditions of the neighbouring residential property, contriving ENV.16 of the adopted Local Plan.

- S3. P/HOU/2022/02308 35 Weatherbury Way Dorchester Dorset DT1 2ED**

Erect single-storey extension and change flat roof over utility room to a matching pitched lean-to roof.

No objection.

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

No applications received.

For information

- FI1. P/NMA/2022/02075 Phase 3, Brewery Development Site Weymouth Avenue Dorchester**
Non-material amendment to Planning Permission WD/D/18/002594 (Outline 1/D/13/000999) for retaining wall adjacent to the boundary to be amended from a brick finish to a timber kingpost retaining wall.
- FI2. P/NMA/2022/01972 53 Queens Avenue Dorchester Dorset DT1 2EP**
Non-material amendment to planning permission No 1/D/11/000438 to include an open porch over garage and front door.