

Dorchester Town Council
Minutes of the Planning and Environment Committee
4 August 2025

Present: Councillors R. Biggs, S. Biles, P. Farmer, L. Fry (Vice Chair), J. Hewitt, F. Hogwood, S. Jones, F. Kent-Ledger, D. Leaper, V. Lloyd-Jones, R. Potter, M. Rennie and R. Ricardo (Chair).

Apologies: Cllrs A. Canning (the Mayor ex-officio) and R. Major.

Also in attendance: Chris Peck, Principal Transport Planner, Dorset Council

A member of the public in regard to agenda item 5, 20mph Speed Limit Request – Lübbecke Way.

A member of the public in regard to agenda item 7, North Dorchester Garden Community – Application P/ESP/2025/04277

11. Declarations of Interest

Councillor L. Fry stated that as a member of Dorset Council's Northern 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.

12. Minutes

The minutes of the meeting of the Committee held on 7 July 2025 and ratified at Full Council on 28 July 2025 were signed by the chairman.

13. Dorchester Traffic Scheme Update

The Committee received an update on the existing and proposed traffic schemes in Dorchester from Chris Peck, Principal Transport Planner, Dorset Council. The Committee heard that the existing traffic signal equipment in Damers Road and Bridport Road was outdated and in urgent requirement of an update. The Committee were also informed that Dorset Council had received funding that would enable them to improve the pedestrian and cycle connectivity within Dorchester whilst updating the traffic signal equipment and that works would commence in September 2025 to be completed in January 2026. The Committee were informed that Dorset Council had worked with Dorset County Hospital to minimise disruption to services.

14. Fairfield Road Enhancement Update

The Committee received an update on the Fairfield Road Enhancement Scheme from Chris Peck, Principal Transport Planner at Dorset Council. It was noted that the final phase of works was scheduled to be completed during the winter of 2025/26.

The Committee expressed their hope that the scheme would be completed in time for the planned handover of the Wednesday market from Dorset Council to Dorchester Town Council in April 2026.

15. 20mph Speed Limit Request – Lübbecke Way

The Committee noted a report on the request for a 20mph speed limit in Lübbecke Way and were supportive. In considering the request, the Committee discussed the potential for implementing a wider 20mph limit across the town, aligning with Dorset Council's recommendation to adopt a holistic approach rather than addressing individual roads in isolation.

The Committee acknowledged that a significant public engagement exercise would be necessary before any applications should be submitted.

It was agreed that seeking guidance from Dorset Council would be a sensible next step to determine the most effective way to proceed and identify suitable locations for speed measures.

Resolved

That the Clerk to the Committee be instructed to contact Dorset Council and request that a representative from their Road Safety Team attend a future meeting of the Planning and Environment Committee to provide guidance on how Dorchester Town Council might pursue a successful application for a 20mph speed limit in appropriate locations across the town.

16. Dorset Council Car Park Electronic Information Signage

The Committee noted the report about Dorset Council's Car Park Electronic Information Signage and considered if it would support an upgrade to the electronic car park signage. Following a discussion it was agreed that the Committee would prefer that the electronic information signs be turned off and that Dorchester Town Council would not provide any funding towards any upgrade of the signage.

Resolved

That the Clerk to the Committee notify Dorset Council that Dorchester Town Council would not support an upgrade of the car park electronic signage and would prefer the existing signage be turned off. Therefore, Dorchester Town Council would not contribute any funding for an upgrade.

17. North Dorchester Garden Community – Application P/ESP/2025/04277

The Committee noted that Dorset Council had received a formal request for them to state in writing their opinion as to the information provided in an Environmental Statement (a 'Scoping Opinion') for the North Dorchester Garden Community in accordance with Regulation 15(2) of the EIA Regulations and heard that there was no statutory requirement for the Town Council to be consulted on the application.

A committee member was concerned that the applicant had made no mention of a Household Recycling Centre (HRC) within the Environmental Impact Assessment Scoping report and requested that the Clerk to the Committee contact the Dorset Council to request a copy of the Mineral Statement which had previously recognised Stinsford Hill as a suitable location for an HRC.

18. Planning Applications for Comment

The Committee considered the planning applications referred by Dorset Council to the Council for comment.

Resolved

That the comments on the various planning applications, as set out in Appendix 1, be submitted to Dorset Council.

19. Minute Update Report

1. Minute 8, Planning Applications for Comment, Dorchester Town Council Planning and Environment Committee meeting, 7 July 2025 – Application P/FUL/2025/03138 Joseph Weld House Herringston Road Dorchester DT1 2SL

The Committee considered the observations of members who had undertaken a site visit. They concluded that, due to the siting of the proposed extension, the screening provided by existing and proposed shrubbery and landscaping, and the efforts made to ensure the extension blends with the existing structure, their initial concerns had been satisfactorily addressed. As a result, the Committee raised no objection to the proposals.

Resolved

2. That the Clerk to the Committee write to the Case Officer for application P/FUL/2025/03138 and notify them of the Committee's additional comments.

20. Planning Issues to Note

There were no planning issues to note.

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Planning Applications for Comment

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

E1. P/HOU/2025/03964 25 Casterbridge Road Dorchester DT1 2AH

Erect first floor side extension over existing garage and erect single storey rear extension (Demolish Conservatory).

No objection.

E2. P/FUL/2025/03607 Land at Lubbecke Way Dorchester DT1 1QL

Installation of 1no. bin store & 1no. mobility scooter store.

No objection.

E3. P/FUL/2025/03575 Land at Lubbecke Way Dorchester DT1 1QL

Erection of 2no. scooter storage units.

No objection.

E4. P/LBC/2025/03868 6a Flat 2 High East Street Dorchester DT1 1HS

Replacement of 3 number dormer windows.

No objection.

E5. P/HOU/2025/04159 & P/LBC/2025/03367 (Listed Building Consent) 2A Icen Way Dorchester DT1 1EW

Install rear dormer window.

No objection.

North Ward (Councillors S. Biles, A. Canning and V. Lloyd-Jones)

N1. P/FUL/2025/03986 & P/LBC/2025/03985 (Listed Building Consent) 49 South Street Dorchester DT1 1DW

Removal of ATM's, night safe bezel and existing signage.

Objection.

The Committee objected to the removal of the ATMs, on the grounds that their removal would disadvantage residents within the community who rely on the facilities.

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

No applications received to date.

South Ward (Councillors R. Potter and M. Rennie)

S1. P/HOU/2025/04280 4 Manor Road Dorchester DT1 2AU

Erect garage and studio (Demolish existing carport, garage and conservatory).

No objection.

Poundbury Ward (Councillors R. Biggs, F. Hogwood and D. Leaper)

No applications received to date.