

Dorchester Town Council
Minutes of the Planning and Environment Committee
1 September 2025

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

Apologies: Cllr R. Major.

Also in attendance: Cllrs W. Gibbons and K. Reid

21. 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.

22. Minutes

The minutes of the meeting of the Committee held on 4 August 2025 were confirmed by the Committee and signed by the chairman.

23. Dorset Council Local Plan Options Consultation 2025

The Committee noted that the Dorset Council have published the Dorset Council Local Plan Options consultation 2025 and agreed the proposed approach to responding to the consultation.

Resolved

That Members would submit their comments to the Town Clerk by 15 September 2025. The comments would be used to prepare a draft formal response for consideration at the Planning and Environment Committee meeting on 6 October 2025, ahead of the final submission deadline.

24. Local Transport Plan 2026 to 2041

The Committee noted that Dorset Council and Bournemouth, Poole and Christchurch Council (BCP) were consulting on the Local Transport Plan with a closing date for responses on 13 October 2025.

25. Dorset Council Parking Survey

The Committee noted that Dorset Council was undertaking a parking survey. It was considered important that a response be submitted on behalf of Dorchester Town Council. Aware of the short timeframe for responding, the Committee agreed that members would submit their individual views on the survey questions to the Clerk. Councillor R. Potter was tasked with using these submissions to formulate a response on behalf of the Committee.

Resolved

That members submit their views on parking to the Clerk for Councillor R. Potter to coordinate a formal response on behalf of the Committee.

26. Pedestrian Safety at Bitter End

The Committee discussed concerns raised about pedestrian safety at Bitter End. Members were particularly concerned about safety at the junction at Culliford Bridge, especially the turning into Bitter End. The Committee requested that the Clerk contact Dorset Council to raise these concerns and to request an onsite meeting with the Highways team to explore possible solutions.

Resolved

That the Clerk to the Committee contact Dorset Council to raise concerns about pedestrian safety at the Culliford Bridge junction, particularly the turning into Bitter End and request an onsite meeting with the Highways team to discuss potential solutions.

27. 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.

28. Minute Update Report**1. Minute 9, Minute Update of the Planning and Environment Committee meeting held on 7 July 2025.**

The Committee noted that Dorset Council had offered to meet via Teams to discuss the concerns raised regarding parking in Dorchester and the Parking Review. The Committee agreed to accept the invitation and requested that the Clerk contact Dorset Council to find out potential dates. It was agreed that each ward should be represented at the meeting.

Minute 15, 20mph Speed Limit Request – Lübbecke Way, of the Planning and Environment Committee meeting held on 4 August 2025

The Committee agreed it would be beneficial to create a 20mph speed restriction task and finish group. It was agreed that the group should consist of members from each ward. The Committee recommended that membership be open to non-committee members and should be decided at Council.

Resolved

- I. That the Committee accept the invitation from Dorset Council to meet via Teams to discuss the parking review and parking issues.
- II. That the Clerk contact Dorset Council to obtain potential dates for the meeting which should be attended by representatives from each ward.

Recommended

- I. That a 20mph speed restriction task and finish group be created with membership from each ward to be decided at Council.

29. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 1 September 2025
Planning Applications for Comment

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

E1. P/FUL/2025/04492 50 Prince Of Wales Road Dorchester DT1 1PP

Demolish existing entrance projection and rebuild a 3 storey structure to accommodate lift shaft.

No objection. The Committee requested that the materials used remain consistent and sympathetic to the existing building.

E2. P/LBC/2025/04565 9 Fordington Green Dorchester DT1 1LU

Remove existing tiles from pitched roof and replace with natural slate. Remove existing render from the north (front) elevation and re-render. Install a removable cap to the existing tread of internal staircase.

No objection.

E3. P/FUL/2025/04605 Casterbridge Industrial Estate Access Lane To Casterbridge Industrial Estate Dorchester DT1 1PL

Erect live/ work unit with associated parking.

Objection.

The Committee objected to the proposed application on the following grounds:

1. Unsuitability for Residential Use

The Committee considered the site unsuitable for residential development due to the nature of its existing use and the associated risks to pedestrian safety, particularly from the movement of heavy goods vehicles operating within and around the site and felt that it would contravene COM7 of the adopted WDDC 2015 Local Plan.

2. Impact on Adjacent Properties

The Committee expressed concern that the proposal would have an overbearing impact on neighbouring properties, specifically those located at Swanbridge Park which would contravene ENV16 of the adopted WDDC 2015 Local Plan.

3. Retention of Employment Land

The Committee emphasised the importance of retaining the site's designation as employment land, in accordance with local planning policy and the strategic need to support economic activity in the area as per ECON2 of the adopted WDDC 2015 Local Plan.

4. Referral to Planning Committee

The Committee requested that, should the Case Officer be minded to approve the application, the matter be referred to the Dorset Council Northern Area Planning Committee for determination.

E4. P/HOU/2025/04841 87 High Street Fordington Dorchester DT1 1LD

Erect single storey rear extension.

No objection.

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

N1. P/LBC/2025/03817 8 Glyde Path Road Dorchester DT1 1XE

Replace front and rear door.

No objection.

N2. P/ADV/2025/03365 8 South Street Dorchester DT1 1BL

Display 1 x non illuminated Fascia and 1 x non Illuminated Projecting Sign.

No objection.

N3. P/LBC/2025/04713 39-40 High West Street Dorchester DT1 1UR

Replace timber window and doors and carry out internal and external alterations.

No objection.

N4. P/ADV/2025/04400 53 South Street Dorchester DT1 1DQ

Display 1no. externally illuminated fascia sign & 1no. externally illuminated projecting sign.

No objection.

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

**W1. P/FUL/2025/00984 Former Gibbs & Dandy Site Builder Center Great Western Road
Dorchester Dorset DT1 1RZ**

Demolition/conversion of buildings to provide 23no. apartments and commercial floorspace (Use Class E) with associated parking & landscaping.

No objection but the committee requested that a detailed BRE Daylight and Sunlight Assessment be carried out on the neighbouring residential properties in Maumbury Road to ensure that they would not be adversely affected by the development.

W2. P/HOU/2025/04843 32 Cambridge Road Dorchester DT1 2LS

Erect single storey rear extension and resurface driveway.

No objection.

W3. P/HOU/2025/04952 152 Coburg Road Dorchester DT1 2HU

Erect single storey rear extension and carport with first floor side extension over.

No objection.

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

S1. P/HOU/2025/04554 22 Manor Road Dorchester DT1 2AU

Form gable end and extend roof. Enlarge front dormer window, install side gable window and install front rooflight.

No objection.

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

P1. P/VOC/2024/03497 Anaerobic Digester Plant Rainbarrow Farm Monkeys Jump Roundabout to Junction Below Alington Place Martinstown DT2 9JF

A request to discharge conditions

The construction and operation of an Anaerobic Digestion and Combined Heat and Power Plant and associated infrastructure including a new site access road at Rainbarrow Farm (Site 1) and underground service corridor linking to a new Combined Heat and Power engine in existing Engine House (Site 2) at Poundbury to supply Poundbury with renewable heat and power (Revised proposal) (Changes to proposed plant, infrastructure and land profiling at Rainbarrow Farm (Site 1)) and as varied by 1/D/2011/2113 to include repositioning of flare and CHP container, and additional equipment to include standby generator, switch gear, back up boiler, DMT Membrane Plant, transformer, 3 tank propane store and new gas pipeline to site boundary, to enable the majority of the gas produced by the anaerobic digester plant to be fed directly into the public gas supply network at the pressure regulating station adjacent Monkeys Jump Roundabout (with variation of conditions 27 and 28 of planning permission 1/D/2011/2113 to regularise the existing development by increasing traffic levels, annual feedstock throughput and feedstocks).

The Committee raised no objection to the request to discharge the conditions. However, it requested that two members of Dorchester Town Council be appointed to the Rainbarrow Farm Anaerobic Digestion Facility Community Liaison Group, to ensure appropriate representation from Dorchester.

The Committee agreed that Councillors F. Kent-Ledger and D. Leaper be nominated to represent Dorchester Town Council on the Liaison Group.