

Dorchester Town Council
Minutes of the Planning and Environment Committee
6 October 2025

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

Apologies: Cllrs P. Farmer, J. Germodo and J. Hewitt

Also in attendance: Cllr W. Gibbons

30. Declarations of Interest

Councillors L. Fry and R. Major stated that as members of Dorset Council's Northern 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.

31. Minutes

The minutes of the meeting of the Committee held on 1 September 2025 and ratified at the Full Council meeting held on 29 September 2025 were signed by the chairman.

32. Dorset Council Local Plan Options Consultation 2025

The Committee heard that the draft response considered by the Local Plan/Future Direction Task and Finish Group on Tuesday, 14 October 2025 for amendments before going before the Planning and Environment Committee on 2 November 2025 for approval before it was submitted to Dorset Council. The Committee noted that an extension for comments for Town and Parish Councils had been granted by Dorset Council.

Resolved

The Committee noted the updated timeline for the Local Plan Response.

33. Local Transport Plan 2026 to 2041

The Committee considered pages 56-68 of the Dorset Council and Bournemouth, Poole and Christchurch Council (BCP) and identified schemes within the pages that were considered critical to Dorchester Town Council's response to the Local Plan.

The Committee agreed that the comments made should be passed on to the planning consultant appointed to draft the Town Council's Local Plan Response and be submitted to Dorset Council in response to the Local Transport Plan 2026 to 2041. (Comments attached as appendix 1.)

Resolved

That the comments be passed on to the Planning Consultant to incorporate within the Local Plan response and a response to the Local Transport Plan 2026 to 2041 be passed on to Dorset Council.

34. Pre Consultation on HI1324 Damers Road / Williams Avenue - Junction Improvement - Dorset Council Consultation on Traffic Orders

The Committee considered Dorset Council's proposal to upgrade the existing junction to a modern standard and improve the layout for pedestrians and cyclists.

The Committee supported the proposal.

Resolved

That the Clerk to the Committee inform Dorset Council of the Committee's support for the scheme.

35. 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 2, be submitted to Dorset Council.

36. Minute Update Report

a) Minute 27, Planning Applications for Comment- P/VOC/2024/03497 of the Planning and Environment Committee meeting held on 1 September 2025

Cllr F. Kent-Ledger informed the committee that they had attended a meeting of the Rainbarrow Farm Anaerobic Digestion Facility Community Liaison Group. They reported that the meeting was informative, and that the company expressed a strong willingness to engage with the local community. The company also indicated that they would be happy to address and resolve any issues should any arise.

37. Planning Issues to Note

There were no planning issues to note.

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Dorset and BCP Councils Local Transport Plan
Implementation Plan 2026 – 2031 Pages 56 – 59 & 66 -68 Comments

Please note that if no comment has been made it means that the committee were supportive

Annexe J

Objective A

2. Freight Alternative Refuelling Sites

The Committee were concerned about flooding at the junction that would need attention.

Objective C

5. A354 corridor multimodal improvements south of Dorchester to Weymouth and Portland.

The Stadium Roundabout is currently problematic for cyclists (they currently have to dismount to cross the roundabout N-S, S N). To encourage sustainable travel, improvements need to be made to the site particularly if a truck stop were to be implemented.

6. Town centre traffic management and access improvements

It is important to continue to improve the link between Dorchester town centre and Poundbury.

10. A35 corridor improvements

The Committee was supportive of the objective. But felt that safety improvements were required at the turning to the A352 towards Max Gate. It was suggested that righthand turning should be prohibited from the A352 junction on to the A35.

12. Increase bus service frequency on strategic bus network

More efficient timings required for core working hours.

13. Extend weekend services on strategic bus network

Sunday services must be included in the objective to ensure equitable access to transportation. As weekend work schedules become increasingly common, it is essential to provide services that support individuals who work Saturdays and Sundays. The traditional Monday–Friday work pattern is no longer the norm, and transport planning must reflect this shift to meet the needs of a changing workforce.

16. Dorset rail stations accessibility programme

Strongly support.

Annex O

Objective B

Ban on pavement parking

Strongly support.

Objective C

Car parking review implementation

Strongly support.

Local Freight Consolidation Centres

The Committee would expect there to be some exploration of sites around the Dorchester area.

Objective F

The Committee would like to see 'Demand response' transport for the rural community.

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Planning Applications for Comment

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

E1. P/HOU/2025/05678 41 South Walks Road Dorchester DT1 1ED

Erect single storey rear lean-to infill extension.

No objection.

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

N1. P/FUL/2025/05162 Dorchester United Church South Street Dorchester DT1 1BY

Install PV panels to rear hall existing roof.

No objection.

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/2025/04890 114 Weatherbury Way Dorchester DT1 2EG

Single storey rear extension.

No objection.

(Application considered as per the procedure agreed at the Planning and Environment Committee meeting held on 4 October 2021, Minute 35)

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

P1. P/FUL/2025/05651 Middle Farm Business Centre Middle Farm Way Poundbury

Change of use and conversion of vacant building to commercial premises

No objection.