

Dorchester Town Council
Minutes of the Planning and Environment Committee
3 November 2025

Present: Councillors R. Biggs, S. Biles, L. Fry (Vice Chair), J. Germodo, J. Hewitt, F. Kent-Ledger, D. Leaper, R. Major, R. Potter, M. Rennie and R. Ricardo (Chair).

Apologies: Cllr F. Hogwood, S. Jones, P. Farmer

Also in attendance: Cllr K. Reid

38. 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.

39. Minutes

The minutes of the meeting of the Committee held on 6 October 2025 were approved by the Committee and signed by the chairman.

40. Dorset Council Local Plan Options Consultation 2025

The Committee considered the suggested response to the Dorset Council Local Plan Options 2025 Consultation. The Committee approved the response and requested that the Clerk submit the response to Dorset Council subject to the changes laid out in Appendix One. The Committee thanked Jo Witherden for her work on this.

Resolved

That the clerk submit the response to Dorset Council, subject to the approved changes as set out in appendix 1.

41. Fairfield Task and Finish Group Meeting Minutes

The Committee noted the minutes of the Fairfield Task and Finish Group meeting held on 21 October 2025.

42. 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.

43. Minute Update Report

There were no minute updates to note.

44. Planning Issues to Note

There were no planning issues to note.

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Dorset Council Local Plan Options Consultation 2025

The Committee agreed to the following changes to the response:

Page 3:

‘Query the phrase that “there are significant opportunities for further growth along the Portland – Weymouth – Dorchester corridor”’.

Is changed to:

‘Challenge the phrase that “there are significant opportunities for further growth along the Portland – Weymouth – Dorchester corridor”’.

Page 3:

‘The Stadium Roundabout is currently problematic for cyclists’.

Is changed to:

‘The Stadium and Monkeys Jump Roundabouts are problematic for cyclists’.

Page 5:

‘Whilst waste is planned under a separate regime, the waste water treatment plant will need to be upgraded and a new Household Recycling Centre provided (given the poor access to and limited capacity of the current provision). It is important that these are considered through the Local Plan process as well as through the Waste Plan, as if we wait for the Waste Plan review to identify need for this, it will be too late to designate the site particularly when the new occupants will not want it near them (as happened in Poundbury).’

Is changed to:

‘Whilst waste is planned under a separate regime, the waste water treatment plant will need to be upgraded, and a **new Household Recycling Centre** provided (given the poor access to and limited capacity of the current provision). It is **vital** important that these are considered through the Local Plan process as well as through the Waste Plan, as if we wait for the Waste Plan review to identify need for this, it will be too late to designate the site particularly when the new occupants will not want it near them (as happened in Poundbury).’

Page 20:

‘There have been too many examples of where developments have stalled due to infrastructure costs and resulted in sub-standard provision and failed visions – Brewery Square and the Prison site in Dorchester being examples of this from which Dorset Council must learn.

There is no evidence that the Garden Community status will provide any ongoing support to address the inherent challenges of this scale of development. The site has not been selected

as one of the Government's new towns (as announced on 28 Sept 2025), which focuses on sites capable of delivering in excess of 10,000 new homes.

For all of the above reasons, the Town Council continue to raise the strongest objection to the continued inclusion of this site within the Dorset Council's Local Plan. It is not supported by any evidence to demonstrate that it is sustainable and deliverable.'

Is changed to:

'There have been too many examples of where developments have stalled due to infrastructure costs and resulted in sub-standard provision and failed visions – Brewery Square and the Prison site in Dorchester being examples of this from which Dorset Council **MUST LEARN**.

There is **NO** evidence that the Garden Community status will provide any ongoing support to address the inherent challenges of this scale of development. The site has not been selected as one of the Government's new towns (as announced on 28 Sept 2025), which focuses on sites capable of delivering in excess of 10,000 new homes.

For all of the above reasons, the Town Council continue to raise the strongest objection to the continued inclusion of this site within the Dorset Council's Local Plan. It is not supported by any evidence to demonstrate that it is sustainable, viable, and deliverable.

The Committee also requested a line is added in to seek clarification if Section 106, OR CIL, will be applicable.

Agenda Item 5
Dorchester Town Council
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Planning Applications for Comment

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

E1. P/FUL/2025/05820 9 High East Street Dorchester DT1 1HS

Change of use of ground floor to residential in association with the existing residential use.

No Objection

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

N1. P/HOU/2025/05797 5 Caters Place Dorchester DT1 1YB

Retain works carried out to retaining wall and landscaping to rear of property.

No Objection

N2. P/MPO/2025/05996 Former Tennis Courts East Of West Walks Dorchester

Modification of a planning obligation dated 30/07/2024 relating to planning permission number WD/D/20/001242 - Erection of 15no. one-bedroom affordable flats, including one wheelchair accessible dwelling - to modify definition of Wheelchair Accessible Dwellings in clause 1.1 of the s.106 agreement.

As Dorchester Town Council is the landowner, no comment will be made on this application.

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

W1. P/LBC/2025/05534 First Great Western Dorchester West Railway Station Great Western Road Dorchester DT1 2LB

Erect plaque.

No Objection

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

S1. P/VOC/2025/06109 68 South Court Avenue Dorchester DT1 2BZ

Erect 2 storey extension to the north east elevation (With Variation of condition 2 of planning permission P/HOU/2021/04750 to amend approved plans).

No Objection

S2. P/HOU/2025/06128 55 Manor Road Dorchester DT1 2AZ

Erect single storey side porch.

No Objection

S3. P/HOU/2025/06069 1 Kingsbere Crescent Dorchester DT1 2DY

Single storey front extension.

No Objection

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

No applications received to date.