

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

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

Apologies: Cllrs D. Leaper and V. Lloyd-Jones.

Also in attendance: Cllr W. Gibbons.

Matthew Besant, Senior Planning Manager (South West) for Places for People
Members of the public regarding agenda item 3.

43. 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.

44. Minutes

The minutes of the meeting of the Committee held on 3 November 2025 were signed by the chair.

45. Proposed Residential Development by Places for People – 'Crown Gate' Proposals and Update

The Committee received a presentation from Matthew Besant, Senior Planning Manager (South West) for Places for People, regarding the proposed Crown Gate development at Poundbury.

The Committee heard that Places for People were intending to submit a planning application for the development of 57 dwellings, comprising a mix of houses and apartments to address local housing needs. The proposal would include 30 affordable housing units. The site previously had planning permission for an Over-50s development of 76 apartments and associated uses (Ref: WD/D/20/003168).

The Committee were told that the key elements of the revised proposal would include:

- The creation of a public viewing area facing north
- Provision of on-site parking
- Extensive landscaping to enhance the setting and improve biodiversity
- A pedestrian and cycle link to Poundbury Road via the new viewing area

The Committee heard that the affordable housing would include nine one-bedroom flats, as requested by Dorset Council, alongside additional 2 bed terraced housing. Concerns were raised by a member of the public regarding the positioning and density of affordable housing in relation to existing developments. The developer confirmed this would be reviewed. A member of the public expressed disappointment that the proposal did not include any retail or commercial provision, stating that this omission would limit the site's ability to serve the community effectively. They also highlighted the existing lack of postal facilities in the area.

Members of the Committee requested that consideration be given to:

- Vehicular access from Poundbury Road to alleviate traffic from Bridport Road, particularly during road closures.
- Incorporation of solar panels and rainwater harvesting systems, especially within apartment blocks.
- Inclusion of a lift in the apartment block designs.
- Clarification on maintenance of the public viewing area, confirmed as either the Management Company or the developer.

In response to a query regarding the revised proposal, Matthew Besant informed the Committee that there was currently no imminent demand for an Over-50s development.

46. Traffic Regulation Order Request for Dorchester Post Office

The Committee considered a request for loading restrictions outside the Post Office on Trinity Street. Members expressed support for the proposal and shared the concerns outlined within it. The Committee hoped that the restrictions would also help alleviate traffic congestion in the area. It was agreed that the Clerk would notify Dorset Council of the Committee's support for the proposed loading restrictions.

Resolved

That the clerk notify Dorset Council of the Committee's support for loading restrictions in Trinity Street.

47. 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.

48. Minute Update Report

There were no minute updates to note.

49. Planning Issues to Note

There were no planning issues to note.

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

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

E1. P/FUL/2025/06335 Former vehicle dealership 88 Prince of Wales Road Dorchester DT1 1HD

Change of use to a rental vehicle premises (Sui Generis) including parking (rental vehicle storage), erection of wash bay & associated works.

No Objection.

The Committee requested that the existing soft landscaping be protected.

E2. P/ADV/2025/06336 Former vehicle dealership 88 Prince of Wales Road Dorchester DT1 1HD

Display 1no. internally illuminated fascia sign, 1no. internally illuminated backwall sign, 1no. post sign & window/door decals.

No objection.

The Committee requested that the illuminated signage be switched off outside of working hours to minimise light pollution affecting nearby residences.

E3. P/HOU/2025/06462 11 Friars Close Dorchester DT1 2AD

Erect replacement garage and hipped roof canopy porch.

Affix cladding to painted / rendered areas on front elevation. (Demolish existing garage and canopy porch).

No objection.

E4. P/ADV/2025/06820 Casterbridge Court 32 London Road Dorchester DT1 1WY

Retain 4 no. non illuminated freestanding hanging sale signs.

No objection.

The Committee requested that a 12-month restriction be applied to the signage. Members felt that retaining the signage beyond this period would be detrimental to fostering a sense of place and community.

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

N1. P/LBC/2025/06302 Former Military Hospital Millers Close Marabout Industrial Estate Dorchester Dorset DT1 1YA

Alterations to facilitate the creation of a communal music venue, micro-brewery, communal & private function rooms & a communal pilates/yoga /craft room.

The Committee were supportive of the proposal in principle but raised concerns regarding the provision of toilets. Members also suggested that consideration be given to ensuring adequate lighting for pedestrian access.

**N2. P/FUL/2025/06781 Former Military Hospital Millers Close Marabout Industrial Estate
Dorchester Dorset DT1 1YA**

Change of use & conversion to create a communal music venue (Sui Generis), micro-brewery (B2 Use & Sui Generis), communal & private function rooms (Sui Generis) & a communal pilates/yoga/craft room (F2b Use).

The Committee were supportive of the proposal in principle but raised concerns regarding the provision of toilets. Members also suggested that consideration be given to ensuring adequate lighting for pedestrian access.

N3. P/HOU/2025/06808 39 Cornwall Road Dorchester DT1 1RY

Erect single storey side extension with roof lights (Demolish Existing Side Extension).

No objection.

N4. P/FUL/2025/06934 6 Albert Road Dorchester DT1 1SF

Creation of 1no. flat on second floor.

No objection.

N5. P/LBC/2025/06895 47 Icen Way Dorchester DT1 1EW

Retain infill of door link.

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/2025/06994 24 Manor Road Dorchester DT1 2AU

Erect single storey flat roof side & rear extensions.

No objection.

S2. P/HOU/2025/07015 17 Barnes Way Dorchester DT1 2DZ

Convert loft into living accommodation with rear dormer windows.

No objection.

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

No applications received to date.