

Dorchester Town Council
Minutes of the Planning and Environment Committee
7 January 2026

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

Apologies: Cllr F. Hogwood

Also in attendance: Cllr W. Gibbons.

52. 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.

53. Minutes

The minutes of the meeting of the Committee held on 1 December 2025 were approved by the Committee signed by the chair.

54. 20mph Task and Finish Group Meeting Minutes

The Committee noted the minutes of the 20mph Task and Finish Group meeting held on 9 December 2025. The Committee requested that the Task and Finish Group consider zoning areas for any proposed speed restrictions.

55. Request for Pedestrian Crossing – Alington Avenue

The Committee considered a request for a pedestrian crossing between the two Sandringham Court bus stops on Alington Avenue. It was agreed that the request could not be supported due to insufficient footfall in the area. However, the Committee felt that measures to reduce vehicle speed would be beneficial.

Resolved:

That the Clerk contact Dorset Council to request the implementation of speed reduction measures near the bus stops on Alington Avenue.

56. 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.

57. Minute Update Report

**Minute 26, Pedestrian Safety at Bitter End, of the Planning and Environment Committee
Meeting held on 1 September 2025**

The Committee heard that Councillors S. Jones, G. Jones and R. Potter had met with officers from Dorset Council's Road Safety Team on site to discuss their concerns about the junction at Bitter End. The Committee heard that a request would be made to the landowner of the neighbouring residential site to cut back vegetation to improve visibility and that additional measures for the area would be explored.

58. 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/LBC/2025/07050 70 High Street Fordington Dorchester DT1 1LB

Replace damaged/rotten double-height timber window to the rear elevation.

No objection.

E2. P/HOU/2025/07275 61 Balmoral Crescent Dorchester DT1 2BN

Erect front porch.

No objection.

E3. P/FUL/2025/06461 Wessex Water Dorchester Water Recycling Centre St Georges Road Dorchester DT1 1PE

Retention of cabin building to be used as office accommodation.

No objection.

E4. P/FUL/2025/07300 Everest 29032 Restaurant 92 High Street Fordington Dorchester DT1 1LD

Change of use of first floor from single dwelling (Use Class C3) to a small house in multiple occupation (Use Class C4).

No objection.

E5. P/HOU/2025/06582 28 South Walks Road Dorchester DT1 1ED

Demolition & rebuilding of section of boundary wall, including southern pillar.

As the application has been submitted by a member of the Council, the Committee did not make comment on the application.

E6. P/LBC/2025/07503 1 Icen Way Dorchester DT1 1EW

Removal of an internal wall on both the ground and first floors, together with a modern timber post. New internal walling will be formed to create a small first-floor bathroom.

No objection.

E7. P/HOU/2025/07455 5 Dragons Court Dorchester DT1 1WR

Erect single storey rear extension.

No objection.

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

N1. P/ADV/2025/06823 Oak House Poundbury Road Dorchester DT1 1SW

Display 2no. internally illuminated fascia signs, 1 no. non illuminated projecting sign, 1 no. non illuminated freestanding sign, 1 no. non illuminated resident access sign.

No objection.

N2. P/LBC/2025/07232 38 South Street & 5A Trinity Street Dorchester

Rebuild the party wall between Nos. 38 and 39 South Street. Replace the ground-floor retail frontage and carry out internal alterations to create two residential flats across the upper floors. Install a new timber roof with natural slate finish and a dormer window. Replace all timber sash windows with slimline double-glazed units. Remove the external timber toilet at first-floor level and renew the rear extension roof with a flat roof. External works to include paint removal from front brickwork, stonework repairs, and replacement of rear cement render with lime render.

No objection.

N3. P/FUL/2025/07361 & P/LBC/2025/07362 (Listed Building Consent) 41 High West Street Dorchester DT1 1UT

Change of use & conversion from commercial premises to 3 no. flats

No objection.

N4. P/HOU/2025/07457 4 Wyvern Road Dorchester DT1 2PW

Erect detached double garage/workshop (Demolish existing garage).

No objection.

N5. P/VOC/2025/07568 Vespasian House Barrack Road Dorchester DT1 1TS

External alterations including the installation of balconies and doors (with variation to Condition No. 2 of Planning Permission No. P/FUL/2024/05819 to amend the approved plans).

No objection.

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

W1. P/HOU/2025/07493 8 Augustan Close Dorchester DT1 2QU

Erect front porch (demolish existing front porch).

No objection.

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

S1. P/HOU/2025/07351 60 Mellstock Avenue Dorchester DT1 2BQ

Erect single storey rear extension, rear balcony, external alterations and solar panels.

No objection.

S2. P/FUL/2025/06219 Pavement adj. to Dorchester South Railway Station 13 Copper Street Dorchester DT1 1QX

Installation of 1no. BT Street Hub.

No objection, subject to conditions.

The Committee welcomed the application, provided that assurances are given regarding:

- A commitment to offer the council at least 876 hours of council advertising per year.
- Provision of a community notice board featuring at least 1,000 hours of content in collaboration with local community groups.

As stated in the Street Hub Product Statement with the application.

Additionally, the Committee requested a condition that, should the hub become obsolete, BT will remove it promptly.

S3. P/ADV/2025/06218 Pavement adj. to Dorchester South Railway Station Copper Street Dorchester DT1 1QX

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- A commitment to offer the council at least 876 hours of council advertising per year.
- Provision of a community notice board featuring at least 1,000 hours of content in collaboration with local community groups.

As stated in the Street Hub Product Statement submitted with the application.

Additionally, the Committee requested a condition that, should the hub become obsolete, BT will remove it promptly.

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

P/HOU/2025/07459 6 Wadebridge Lane Poundbury DT1 3AY

Erect single storey side extension and convert room above existing garage into stand-alone annexe with lift access.

No objection.