

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

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

Apologies: Cllrs J. Hewitt, F. Kent-Ledger and R. Major.

Also in Attendance: Cllr William Gibbons, Cllr Kate Reid, Matthew Besant from Places for People and members of the public regarding application P/FUL/2026/01263.

72. Declarations of Interest

Councillor L. Fry 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.

73. Minutes

The minutes of the meeting of the Committee held on 2 March 2026 and ratified at the Full Council meeting held on 30 March 2026 were signed by the chair.

74. Planning Applications for Comment

The Committee considered the planning applications referred by Dorset Council to the Council for comment.

Planning Application P/FUL/2026/01263

The Committee heard concerns from several nearby residents regarding the potential clustering of affordable housing on the site. Matthew Besant, representing Places for People, advised that other areas of Poundbury already have comparable levels of affordable housing. He also confirmed that Places for People were exploring whether a caveat could be introduced requiring tenants or shared owners to be on the Dorset Council Housing Register and employed within the town.

Residents also raised concerns about the additional traffic the development might generate, as well as the proposed construction traffic management plan using Poundbury Road. Matthew Bessant explained that a robust traffic management plan would be implemented, but noted that it would not be finalised unless and until the planning application is approved.

Resolved

That the comments on the various planning applications, as set out in Appendix 1, be submitted to Dorset Council.

75. Minute Update Report

There were no minute updates to report.

76. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 7 April 2026
Planning Applications for Comment

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

- E1.** **P/FUL/2026/01207 Storage space for 9 to 15 Holbaek Close Dorchester**
Erect bin storage units.

No objection.
- E2.** **P/LBC/2026/00752 61 High Street Fordington Dorchester DT1 1LD**
Replace worn felt to 2 no. dormer windows with traditional material (lead), replace gas fire with wood burning stove and replace existing flu to HETAS regulations.

No objection.
- E3.** **P/HOU/2026/01210 23 Kensington Walk Dorchester DT1 2DS**
Erect two-storey rear extension.

No objection.

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

- N1.** **P/FUL/2026/01090 6 South Street Dorchester DT1 1AZ**
Replace shopfront and erect signage.

No objection.
- N2.** **P/ADV/2026/01091 6 South Street Dorchester DT1 1AZ**
Display 1no. Non-illuminated fascia sign & 1no. Non-illuminated hanging sign.

No objection.
- N3.** **P/HOU/2026/01243 15 Mountain Ash Road Dorchester DT1 2PB**
Erect first floor flat roof rear extension. Amend the existing ground floor flat roof from "cold" to "warm".

No objection.

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

- W1.** **P/HOU/2026/01206 24 Barrow Close Dorchester DT1 2HG**
Erect single storey rear extension with rooflights (demolish conservatory).

No objection.
- W2.** **P/HOU/2026/01503 5 Mistover Close Dorchester DT1 2EQ**
Erect two-storey side, rear extensions and entrance Porch (demolish existing garage).

No objection.

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

S1. P/VOC/2026/01289 24 Manor Road Dorchester DT1 2AU

Erect single storey flat roof side & rear extensions (with variation of condition 2 of planning permission P/HOU/2025/06994 to amend approved plans).

No objection.

S2. P/HOU/2026/01540 35 Weatherbury Way Dorchester DT1 2ED

Erect porch and single storey extension to front elevation. Change existing garage flat roof to pitched roof. Extend garage roof to wrap around to join porch and single storey extension. Form covered way in front of existing garage door.

No objection.

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

P1. P/FUL/2026/01263 Crown Point Phases 3 and 4 Poundbury

Erection of 57no. dwellings, public open space & associated infrastructure.

The Committee raised no objection to the application. However, in light of concerns from local residents and the Dorset Council Senior Urban Design Officer regarding the potential clustering of the proposed affordable housing with existing affordable units near the site, the Committee resolved that the application should be referred to the Dorset Council Northern Area Planning Committee for determination.

P2. P/HOU/2026/00997 14 Coade Street Poundbury DT1 3FP

Retain rear pergola.

No objection.