

Dorchester Town Council
Minutes of the Planning and Environment Committee
1 June 2026

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

Apologies: Cllr J. Hewitt

1. 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.

2. Minutes

The minutes of the meeting of the Committee held on 27 April 2026 which were ratified at Full Council held on 19 May 2026 were signed by the chair.

3. Reporting Back from Action Taken by Town Clerk: Dropped Kerb Request

The Committee noted that, following a discussion by the committee via email, members supported a request for a dropped kerb at Fosse Green. The Town Clerk subsequently notified Dorset Council of the committee's support.

4. 20MPH Task and Finish Group Meeting Minutes

The committee noted the minutes of the 20mph Task and Finish Group meeting held on 1 May 2026 and received a verbal update from the chair of the 20MPH Task and Finish Group, the committee heard that the public consultation would commence from 20 July 2026. A Committee member asked if it would be possible to hold a consultation event in the Municipal Buildings, the Task and Finish Group Chair confirmed that the suggestion would be explored.

Resolved

That the 20MPH Task and Finish Group explore the possibility of holding a 20MPH consultation event in the Municipal Buildings.

5. Planning Applications for Comment

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

A Member raised concerns regarding the increasing number of Certificates of Lawfulness applications, noting that such applications are determined solely on matters of fact and law and do not consider planning merits or local concerns. The Committee requested that the

Clerk draft a letter to Dorset Council outlining these concerns and present it for consideration at the next meeting.

Resolved

- i) That the comments on the various planning applications, as set out in Appendix 1, be submitted to Dorset Council.
- ii) That the clerk draft a letter to Dorset Council to express the council's concerns about the increasing use of certificate of lawfulness applications to bring before the planning committee on 6 July 2026.

6. Minute Update Report

A committee member requested that the Clerk contact Dorset Council to request that Dorchester Town Council be notified of any planning appeal decisions.

Resolved

That the Clerk to the Committee contact Dorset Council and request that Dorchester Town Council be notified of planning appeal decisions.

7. Planning Issues to Note

There were no planning issues to note.

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Planning & Environment Committee – 1 June 2026
Planning Applications for Comment

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

- E1.** **P/HOU/2026/02600 16 Sydenham Way Dorchester DT1 1DN**
Single storey side extension.

No objection.

- E2.** **P/HOU/2026/02771 41 Ackerman Road Dorchester DT1 1NZ**
Erect 2 Storey Side Extension.

No objection.

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

- N1.** **P/HOU/2026/02339 1 Arnhem Green Dorchester DT1 2PS**
Erect Front porch, form garden steps and low wall.

No objection.

- N2.** **P/LBC/2026/02258 10 South Street Dorchester DT1 1BT**
Internal alterations including removal of existing self service machines & replacement of two new self service teller machines, replacement of internal signage, new flooring & internal decoration.

No objection.

- N3.** **P/ADV/2026/02481 8 Cornhill Dorchester DT1 1BA**
Display 1 no. non-illuminated project sign.

No objection.

- N4.** **P/FUL/2026/02811 & P/LBC/2026/02812 (Listed Building Consent) 64 High West Street Dorchester DT1 1XA**
Change of use of ground floor to cafe/bar with Pilates studio.

No objection.

- N5.** **P/LBC/2026/02859 8 Cornhill Dorchester DT1 1BA**
Install 1 no. non-illuminated project sign.

No objection.

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

W1. P/OUT/2026/01872 Builder Center Great Western Road Dorchester DT1 1RZ

Demolition/conversion of buildings to provide 30 no. apartments and commercial floorspace (Use Class E) with associated parking & landscaping (outline application to determine access, appearance, landscaping, layout and scale).

Objection.

The Committee was unable to support the application due to insufficient provision for disabled parking and inadequate facilities for mobility scooters.

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

S1. P/HOU/2026/02409 57 South Court Avenue Dorchester DT1 2DA

Erect single storey side/rear extension with integrated garage and roof lights.

No objection.

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

P1. P/VOC/2026/02217 5 Hintock Street Poundbury DT1 3FB

Erect single story lean-to conservatory (with variation of condition 2 to planning permission P/HOU/2023/05313 to amend approved plans).

No objection.