

Dorchester Town Council
Minutes of the Planning and Environment Committee
6 July 2026

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

Apologies: Cllrs R. Biggs, J. Hewitt, S. Jones and R. Major

8. 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.

9. Minutes

The minutes of the meeting of the Committee held on 1 June 2026 were confirmed by the committee and signed by the chair.

10. North Dorchester Community Windfarm Feasibility Project

The Committee received a presentation from Giles Watts of Dorset Climate Action Network on a possible community windfarm NE of Dorchester. The Committee heard that Dorset Climate Action Network has secured funding from the South West Net Zero Hub through the Great British Energy Community Fund to undertake a feasibility study into the potential development of a community wind farm northeast of Dorchester.

The committee were supportive of Dorset Climate Action Network's endeavours and recommended that they also approach neighbouring parish councils.

11. Certificate of Lawful Use Applications

The Committee considered a report and letter to Dorset Council detailing the committee's concerns on the quantity of certificate of lawful use applications and approved the letter to be sent to Dorset Council.

Resolved

That the clerk send the letter detailing the committee's concerns on the quantity of certificate of lawful use applications to Dorset Council.

12. 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.

13. Minute Update Report

There were no minute updates to report.

14. Planning Issues to Note

Councillor Les Fry, a member of Dorset Council's Northern Area Planning Committee notified the committee of the 'Planning Committee Reform' 2026. The committee expressed concerns about the removal of local representation within the planning decision making process. The committee requested that the clerk contact Dorset Council and ask that a representative attend a future meeting of the planning committee to provide an update.

Resolved

That the clerk to the committee contact Dorset Council and request an update from a Dorset Council officer on the Planning Committee reforms.

Dorchester Town Council
Planning & Environment Committee – 6 July 2026
Planning Applications for Comment

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

- E1.** **P/VOC/2026/02902 FOUR PADDOCKS LAND SOUTH OF ST GEORGES ROAD DORCHESTER**
Erection of 107 No. dwellings & associated works, including the formation of access, landscape & ecological enhancements (with variation of condition 2 of planning permission P/FUL/2021/02623 to amend approved plans).

No objection.

- E2.** **P/LBC/2026/03458 2 Icen Way Dorchester DT1 1EW**
Replacement of two wooden ground floor windows and one wooden door to single story rear extension.

No objection.

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

- N1.** **P/HOU/2026/02874 6 St Helens Road Dorchester DT1 1SD**
Erect flat roof extension & lean to porch.

No objection.

- N2.** **P/ADV/2026/02060 47 South Street Dorchester DT1 1DL**
Retain Non-illuminated fascia signs & Non-illuminated hanging sign.

No objection.

- N3.** **P/FUL/2026/03423 Princes House Princes Street Dorchester DT1 1TP**
Change of use & conversion of ground floor to form 1 no. retail unit (Use Class E) and 3 no. co-living apartments, providing a total of 16no. co-living rooms, with associated external works including removal of the canopy & formation of new openings. Basement utilised to provide a communal gym, laundry room & cycle store.

No objection.

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

- W1.** **P/OUT/2026/01872 Builder Centre 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, layout).

Objection.

The Dorchester Town Council Planning and Environment Committee considered the additional information relating to the application since the application was considered at the Planning and Environment Committee meeting held on 1 June 2026.

The Committee's previous comments remain unchanged.

The Committee noted the comments of the Highway Officer but nonetheless considered that a pedestrian crossing in close proximity to the site would be desirable. Such a crossing should be located at the safest practicable location, taking account of highway conditions and the likely pedestrian desire lines between the development and the two nearby railway stations, thereby improving accessibility and promoting safer pedestrian movement within the area.

The Committee also queried the number of affordable housing units proposed, as conflicting figures are presented within the Design and Access Statement, Viability Assessment, and Application Form. Clarification on the correct number of affordable housing units is therefore requested.

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

S1. P/HOU/2026/02873 9 Farrington Close Dorchester DT1 2BU

Erect single storey extensions (demolish existing garages).

No objection.

S2. P/VOC/2026/03060 The Maltings and Maltings Mews Pope Street / Eldridge Street Dorchester

Change of use & conversion of The Maltings to create flexible commercial (Use Class E)/community (Use Class F2)) uses & parking purposes at basement floor & for residential (Use Class C3) at ground to second floors; with external alterations, extension to existing basement & erection of side extensions up to five storeys (to provide a total of 43 flats). Erection of four-storey building (Malting Mews) with parking at ground floor & residential use (Use Class C3) at first to fourth floors (27 flats) (With variation of conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16 & 17 of planning permission P/FUL/2022/05673 to amend approved plans & allow for the development to be phased)

No objection.

S3. P/FUL/2026/03008 St Osmunds Church Of England Middle School, Barnes Way Dorchester DT1 2DZ

Replacement of timber windows & doors with aluminium windows & doors. Replacement of timber boardings above to composite panel.

No objection.

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

P1. P/HOU/2026/03350 10 Middlemarsh Street Poundbury DT1 3GD

Erect single storey rear extension

No objection.