

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

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

Apologies: Councillors D. Taylor, J. Hewitt, S. Jones, V Lloyd Jones. R. Major.

Also in attendance:

23. Declarations of Interest

Councillor L. Fry declared that, as a member of Dorset Council's Northern Area Planning Committee, he would keep an open mind on the planning process 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.

Councillor M. Rennie – item FI1, Nappers House, as Chair of the Board of Trustees at Dorchester Almshouse.

24. Minutes

The minutes of the meeting of the Committee held on 3 August 2026 were confirmed by the Committee and signed by the Chair.

25. Dorset Council Local Plan

Members noted the publication of the timetable for the preparation of the Dorset Council Local Plan.

26. Request for 'School Ahead' Signage at Sunninghill Prep School

Members considered correspondence from Sunninghill Prep School requesting the provision of 'School Ahead' warning signs. It was noted that such requests must be submitted through the Town Council rather than directly by the school.

Proposed: Cllr Biggs

Seconded: Cllr Potter

Resolved: That Dorchester Town Council supports the school's request and asks Dorset Council to investigate the installation of appropriate warning signage.

27. Planning Applications for Comment

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

28. Minute Update Report

Members noted the response from the Dorset Council Area Planning Manager.

Questions were raised regarding objections relating to the legality of applications. Members noted from the officer's response that concerns may be raised, although the legality of a proposal is a matter for Dorset Council to determine.

29. Planning Issues to Note

Dorset Council were holding a planning event for town and parish councils on the 8 September 2026. Members requested feedback following the event.

Durngate Street Car Park

Members noted that Wessex Water's planned works had been delayed due to vehicles remaining in the car park.

Action: Clerk to email Dorset Council Parking Services expressing concern that the car park had not been marked as closed ahead of the scheduled commencement of the works, with East Ward Councillors copied in.

Appendix 1

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

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

E1. P/HOU/2026/4049 7 little Britain Dorchester DT1 2NN

Erect first floor rear extension and external alterations to ground floor rear extension,

No objection

E2. P/HOU/2026/04167 17 Garland Crescent Dorchester DT1 2SX

Erect a pergola.

Objection

The Committee considers that the proposed structure is of a scale, bulk and form that would result in an overbearing built feature within the rear garden. Particular concern is raised regarding the extent and height of the roof structure, which gives the development the appearance of a substantial building rather than a lightweight garden structure.

The Committee further considers that the proposal would introduce a significant area of hard surfacing and built form, reducing the amount of permeable garden space and potentially increasing surface water run-off within the site.

Members also expressed concern regarding the overall massing of the development in relation to the size of the plot and its proximity to the footpath and adjoining mature tree.

E3. P/HOU/2026/04168 24 Alington Road Dorchester DT1 2NT

Erect 2 storey side extension and single storey rear extension (Demolish Conservatory).

No objection

E4. P/HOU/2026/04234 22 Alington Road Dorchester DT1 1NT

Erect a garden office.

No objection

E5. P/HOU/2026/04625 14 All Saints Road Dorchester DT1 1NT

Erect single storey side extension, erect single storey front extension.

No objection

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

N1. P/LBC/2026/04057 Dorchester Town Hall High East Street Dorchester DT1 1HF

Repairs to lead-covered spire, decayed rafter ends, roof timbers and associated metal fixings. Localised repair and replacement of deteriorated external and internal facing stonework. Repair and strengthening of bell fastenings. Conservation and restoration of historic clock mechanism, clock dials and bells.

No comment

N2. P/LBC/2026/04152 Savernake House 42 High West Street Dorchester DT1 1UU

Repairs to roofs, chimney and dormer window.

No Objection

Councillors praised the restoration works.

N3. P/HOU/2026/03833 & P/LBC/2026/03834 (Listed Building Consent) 62 Stable Cottage High West Street Dorchester DT1 1UY

Refurbishment & improvement works including new entrance porch, replacement rear garden room extension, internal alterations & reconfiguration, replacement stair, fire safety upgrades, installation of conservation rooflights, Juliet balcony guarding, replacement wood burning stove, and formation of new rear access gate and steps.

No Objection

N4. P/FUL/2026/04286 Vespasian House Barrack Road Dorchester DT1 1TS

Change of use of part of existing car park to communal residential garden and erection of an ancillary wellness pavilion, together with associated landscaping, patio areas, relocations of the bin store and associated infrastructure.

No Objection

Whilst rising no objection, members expressed concern regarding the reduction in parking provision and requested clarification that adequate disabled parking spaces remain available following the proposed development. Concerns were also raised regarding accessibility, including access arrangements to the Dorset History Centre.

Members considered that the proposed garden and wellness pavilion should operate as a genuinely communal amenity space for the benefit of all. In addition, members requested that bird-safe glazing or other appropriate bird-strike mitigation measures are incorporated within the design of the proposed pavilion.

N5. P/HOU/2026/04253 5 Albert Road Dorchester DT1 1SE

Demolish existing single storey addition and erect a single storey extension.

No Objection

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

W1. P/ADV/2026/03832 40 Great Western Road Dorchester DT1 1UF

Display 1no. non-illuminated fascia sign.

No Objection

W2. P/FUL/2026/03831 40 Great Western Road Dorchester DT1 1UF

Replace existing shop signage.

No Objection

W3. P/HOU/2026/04010 41 Queens Avenue Dorchester DT1 2EP

Single storey flat roof rear extension. Insert new upper floor window on side elevation and reduce width of ground floor side window.

No Objection

W4. P/FUL/2026/03831 40 Great Western Road Dorchester DT1 1UF

Install replacement shopfront, including new entrance door and signage.

No Objection

W5. P/HOU/2026/03580 7 Mithras Close Dorchester DT1 2RF

Erect a single-storey, flat roofed side extension.

No Objection

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

S1. P/HOU/2026/04551 85 Weatherbury Way Dorchester DT1 2EE

Erect single storey front extension and erect single storey rear extension.

No Objection

S2. P/VOC/2026/04591 10 Manor Road Dorchester DT1 2AU

Erect bungalow with associated access and parking with variation of condition 2, 9 & 13 to planning permission P/FUL/2024/07190 to amend approved plans.

No Objection

Members were disappointed by the approach taken to obtain the necessary permission.

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

P1. P/VOC/2026/04006 Poundbury Phases 3 And 4 Peverell Avenue East Poundbury

Erection of 205 dwellings, 473m2 of non-residential development & associated roads, drainage & other infrastructure (with variation of condition 1 of planning permission WD/D/20/002764 – to allow amendments to the design of dwellings in Sectors 4.13 & 4.19).

No Objection

P2. P/VOC/2026/04460 North West Quadrant Poundbury Dorchester

Variation of Condition 1 (approved plans) of planning permission WD/D/20/002764, to allow amendments to the layout of Plot 780 and the enlargement and redesign of the associated garage building to enable the formation of an additional residential dwelling over the garages.

No objection

P3. P/FUL/2026/01263 Crown Point Phases 3 and 4 Poundbury

Erection of 57no. dwellings, public open space & associated infrastructure.
(amended plans / Additional information supplied)

No Objection

For Information

FI1. P/NMA/2026/04532 Nappers House West Walks Dorchester

Noted

FI2. P/NMA/2026/04534 Roman Corner Trinity Street Dorchester

Noted