Dorchester Town Council
Minutes of the Planning and Environment Committee
5 October 2026

Present: Councillors F. Kent-Ledger, D. Leaper, R.Potter, K. Reid, M. Rennie, R. Ricardo (Chair) and D. Taylor.

Apologies: Councillors L. Fry (the Mayor ex-officio & Vice Chair), R. Biggs, S. Biles, A. Canning, P. Farmer, J. Germodo, J. Hewitt, S. Jones, V. Lloyd-Jones and R. Major.

Also in attendance: Councillor F. Hogwood
Carmel Griffith – Dorchester Transport Action Group.

30. **Declarations of Interest**
There were no declarations of interest.

31. **Minutes**
The minutes of the meeting of the Committee held on 7 September 2026 and ratified at Full Council on 28 September 2026 were signed by the chair.

32. **Public Participation**
There were no questions from members of the public.

33. **Dropped Kerb Request**
The Committee considered a dropped kerb request at Rothesay Road, near the junction to Monmouth Road. The Committee were supportive of the request and requested that it be forwarded to Dorset Council for further consideration.

Resolved
That the clerk to the committee notify Dorset Council of the committee's support for a dropped kerb at Rothesay Road, near the junction to Monmouth Road.

34. **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.

35. **Minute Update Report**
    i) **Minute 26, Pedestrian Safety at Bitter End, of the Planning and Environment Committee Meeting held on 1 September 2025**
    The Committee heard that Cllrs L. Fry, F. Hogwood G. Jones, S. Jones, R. Potter and M. Rennie met with Roger Bell and Micheal Paulley at Dorset Council.

Members were advised that Dorset Council is gradually introducing vehicle-activated traffic signals across the town, which display a red light when vehicles exceed the speed limit.

During the visit, councillors observed that some pedestrians were not using the designated crossing. However, no instances of speeding were witnessed at the time of the visit.

The councillors reviewed the road markings and noted that the absence of a feeder lane at the crossroads appeared to cause confusion for motorists. It was also reported that the road at Bitter End is not an adopted highway and remains in the ownership of Brewery Square. Dorset Council officers advised that new stop lines would be installed following completion of the traffic signal works.

The Committee heard that the possibility of widening the pedestrian area near Bitter End had been discussed. Any such proposal would require further consideration by Dorset Council. The committee noted that the clerk to the committee had searched the land registry to ascertain if the shrubbed area at the bottom of Culliford Bridge, leading on to Prince of Wales Road was public property, the search found that it was privately owned. The clerk had contacted the Highways Officer to ask if the vegetation could be cut back, to which the Highways Officer confirmed that they would make enquiries, it was agreed that the clerk would report back at a later meeting.

The committee were informed that Officers had acknowledged concerns regarding the location but advised that there was currently limited evidence to support intervention and that any works would be subject to available budget provision.

Carmen Griffith from Dorchester Transport Action Group (DTAG) addressed the committee to share DTAG'S concerns about the safety of the crossing for pedestrians and raise concerns about the challenges experienced by cyclists at the site. The Committee heard that the group would like to see a pedestrian crossing at the site and offered their services to obtain evidence should it be required.

Resolved
That the clerk report back to the committee at a later meeting the updates of the progress made by the Highways Officer to get the vegetation cleared at the bottom of Culliford Bridge, leading on to Prince of Wales Road.

36. **Planning Issues to Note**

i) Application P/VOC/2026/04591 10 Manor Road Dorchester DT1 2AU (considered at the Planning and Environment Committee meeting held on 7 September 2026)
Members were disappointed to note that an established hedge had been removed from the property. The Committee were concerned about the harm to local wildlife and requested that the concerns be shared with Dorset Council, copying in the Dorset Council Ward Member for the site, Councillor Rory Major.

Appendix 1

Dorchester Town Council
Planning & Environment Committee – 5 October 2026
Planning Applications for Comment

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

E1. **P/HOU/2026/05014 64 Casterbridge Road Dorchester DT1 2AG**
Erect single-storey rear/side extension with roof lantern. (Demolish Conservatory).

Objection

The Committee were concerned that the proposals would result in severe overdevelopment of the site. Particular concern was raised given that the site encompasses Conqueror's Barrow, a designated scheduled monument, and is included on Historic England's Heritage at Risk Register. The Committee was further disappointed that no Preliminary Roost Appraisal accompanied the application, notwithstanding previous evidence of bat activity in the area (see application P/HOU/2023/03147).

E2. **P/LBC/2026/04389 16C High Street Fordington Dorchester DT1 1JZ**
Replace the existing fibre cement tiled roof with Spanish Slate tiles.

No objection.

E3. **P/HOU/2026/05078 16 Casterbridge Road Dorchester DT1 2AQ**
Demolish existing rear lean to conservatory and erect a two storey extension. Install first floor windows.

No objection.

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

N1. **P/ADV/2026/04709 18 South Street Dorchester DT1 1BS**
Installation of 1no. illuminated fascia signage, 1no. non-illuminated projecting sign 1no. high level sign to match existing vintage tenant sign.

No objection.

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

W1. **P/LBC/2026/05295 Junction Hotel 42 Great Western Road Dorchester DT1 1UF**
Carry out works to re-roof, external works and external decoration.

No objection.

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

S1. **P/FUL/2026/05215 Dorchester Tennis And Squash Club Sawmills Lane Dorchester DT1 2RZ**
Construction of Padel Tennis Court with associated flood lighting & creation of additional parking.

The Committee acknowledged the concerns expressed by nearby residents regarding noise associated with the proposed padel tennis facility. Whilst recognising the recreational and community benefits of the development, the Committee considered that these should be appropriately balanced against the right of neighbouring residents to the quiet enjoyment of their homes. The Committee therefore echoed the concerns raised by Dorset Council's Environmental Protection Officer and requested that a noise assessment be undertaken. The Committee further requested the opportunity to reconsider the application once the assessment had been completed and its findings made available.

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

P1. **P/FUL/2026/05242 Waitrose Unit 3 Queen Mother Square Poundbury DT1 3BW**

Plant replacement in rear service yard.

No objection.