

**Dorchester Town Council**  
**Minutes of the Planning and Environment Committee**  
**3 February 2025**

**Present:** Councillors R. Potter (the Mayor ex-officio & Vice Chair), R. Biggs, S. Biles, P. Farmer, J. Hewitt, F. Hogwood, S. Jones, , D. Leaper, V. Lloyd-Jones, R. Major, K. Reid, M. Rennie and R. Ricardo (Chair).

**Apologies:** Cllrs L. Fry, F. Kent-Ledger and D. Taylor

Also in attendance: Cllr William Gibbons and members of the public with concerns regarding application P/HOU/2024/05670.

**46. Declarations of Interest**

Councillor R. Major stated 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.

Councillor J. Hewitt declared a non-pecuniary interest in planning application P/HOU/2024/05670 134 Coburg Road Dorchester DT1 2HT, she stated that she would take part in the debate but not vote on planning applications.

**47. Minutes**

The minutes of the meeting of the Committee held on 7 January 2025 were signed by the Chair.

**48. Lower South Street - Gorge Fire Update**

The Committee noted an update that Dorset Council had shared with the public.

**49. Planning Applications for Comment**

The Committee was addressed by a member of the public with their concerns regarding application P/HOU/2024/05670.

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.

**50. Minute Update Report**

There were no minute updates to report.

**51. Planning Issues to Note**

There were no planning issues to note.

**Dorchester Town Council**  
**Planning & Environment Committee – 3 February 2025**  
**Planning Applications for Comment**

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

**E1. P/HOU/2024/06157 42 Alington Avenue Dorchester DT1 2AB**

Install dropped kerb & form vehicular access.

***Additional information has been received for consideration.***

(Previously considered at the Dorchester Town Council Planning and Environment Committee meeting held on 4 November 2024. The committee objected to this application on the basis of its impact on the safety of pedestrians and other road users and its detrimental affect on an attractive boundary wall.)

Objection.

The committee remained concerned about the safety of pedestrians and other road users due to the proximity to the industrial estates adjacent and opposite the site. The Committee felt that the application contravened COM7 of the adopted local plan as it would have severe detrimental effect on road safety.

**E2. P/FUL/2025/00384 Maen Maen Gardens Dorchester DT1 1QQ**

Replace existing roof.

No objection.

**E3. P/FUL/2023/01247 & P/LBC/2023/01251 (Listed Building Consent) 10 High East Street Dorchester DT1 1HS**

Erect first floor extension to provide 1 No. unit of residential accommodation **(re-consult for amended scheme - First Floor extension only)**.

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No objection.

The Committee requested that a planning condition be made that the proposed extractor fan be maintained as per the recommendations stated in the Odour Assessment report submitted with the application.

**E4. P/LBC/2025/00495 15 High Street Fordington Dorchester DT1 1JZ**

Erect timber framed rear conservatory.

No objection.

**E5. P/HOU/2025/00211 95 High Street Fordington Dorchester DT1 1LD**

Re-render front and side elevation. Modify and re-cover garage roof.

No objection.

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

**N1. P/FUL/2024/07377 Acland Court Linden Avenue Dorchester DT1 1AY**

Construction of pergola, mobility scooter storage unit & creation of opening/access within existing wall.

No objection.

**N2. P/FUL/2025/00010 9 Flat Princes Street Dorchester DT1 1TW**

Change of use of part ground floor from office to residential.

No objection.

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

**W1. P/HOU/2024/05670 134 Coburg Road Dorchester DT1 2HT**

Retain 2m high fence along front & side boundaries. Erect 2m high fence on boundary with adjacent property.

Objection.

The Committee objected to this 'retrospective' application due to the severe detrimental effect on road safety (as per COM7 of the adopted local plan). The height of the fences severely reduce visibility. Concerns were heightened due to the proximity to the adjacent junction and schools.

The Committee felt that the fences were not in harmony with the adjoining buildings and the area as a whole (ENV12) and also had a severely detrimental effect on the neighbouring property by reducing their visibility as well as having a detrimental effect on their amenity (ENV16) through loss of light and excessive overshadowing.

**W2. P/HOU/2024/07626 22 Lorne Road Dorchester DT1 2LQ**

Erect single storey rear extension with roof lights.

No objection.

**W3. P/HOU/2025/00329 99 Weatherbury Way Dorchester DT1 2EE**

Erect single storey rear lean-to extension.

No objection.

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

**S1. P/HOU/2025/00170 10 South Court Avenue Dorchester DT1 2BX**

Install domestic air source heat pump at the side/rear of the house.

Objection.

Whilst the Committee is usually supportive of similar applications, in this instance the Committee were concerned about the findings of the noise impact statement submitted with

this application and the negative impact this would have on the neighbouring property through the noise generated therefore contravening ENV16 of the adopted local plan.

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

No applications received to date.