



Dorchester Town Council

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27 July 2022

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday, 1 August 2022 commencing at 7.00pm.**

Steve Newman
Town Clerk

Public Attendance and Speaking at the Meeting

The meeting will be held under the Government's Living With Covid Guidance. If you wish to attend it would be very helpful if you could **notify the clerk by 0900 on the morning of the meeting** so that we can include you in our arrangements to keep you and other participants safe.

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please let the Clerk know when advising of your attendance. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

Member Code of Conduct: Declaration of Interests

Members are reminded that it is their responsibility to disclose interests where appropriate. A Member who declares any interest must leave the room. A Member who declares a registerable interest as a Council nominee to a partner organisation may first address the meeting as a member of the public.

Membership of the Committee

Councillors J. Hewitt (the Mayor ex-officio), R. Biggs, A. Canning, L. Fry, T. Harries, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Chairman), M. Rennie, R. Ricardo (Vice - Chairman) and D. Taylor.

1. Apologies and Declarations of Interest

It is recommended that twin hatted Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 4 July 2022 (adopted by Council on 25 July 2022).

3. Local Plan Update

To note the update on the Local Plan issued by the Dorset Council on 26 July 2022 (attached).

4. Master Plan Update

To receive an update on the Town Centre Masterplan.

5. Planning Applications for Comment

To receive and comment on the planning applications received from Dorset Council (Appendix 1 attached).

6. Minute Update Report

To receive and consider the minute updates reported.

7. Planning Issues to Note

To note any planning related issues including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others.

Dorchester Town Council
Minutes of the Planning and Environment Committee
4 July 2022

Present: The Mayor (Councillor J. Hewitt) and Councillors R Biggs, A Canning, L. Fry, T. Harries, S. Hosford, S. Jones, F. Kent- Ledger, D. Leaper, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: Councillors A Canning, T. Harries and D. Taylor.

6. Declarations of Interest

Councillors L. Fry and S. Jones stated that as a members of Dorset Council's Area Planning Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate but not vote on planning applications at this meeting.

7. Minutes

The minutes of the meeting of the Committee held on 6 June 2022 were confirmed and signed by the Chairman.

8. Master Plan Update

The Committee heard that an informal workshop for Councillors to attend to discuss the Masterplan would be arranged after the Committee Chairman and Town Clerk had met with Jo Witherden, prior to the production of a further updated vision and supporting document. It was agreed that the Vice Chairman should also attend the initial meeting with Jo Witherden.

9. Dorchester South Mid-Tier Accessibility Scheme – Consultation

The Committee discussed the Dorchester South Mid-Tier Accessibility Scheme – Consultation and agreed that it would be supportive of the demolition of the Red Star building to make way for an open access(for safety purposes) waiting area. The Committee would prefer that the shelter be placed closer to the main ticket office.

The Committee also agreed that it would like to see:

- An entrance / exit located next to the bridge on platform 1
- Improvements to the landscaping on Platform 2
- The establishment of a 'Friends of Dorchester South Station group' (which the Council would be supportive of)

The Committee asked the Clerk to the Committee to request an update from the Dorset Council regarding any Section 106 monies set aside for the improvements.

It was agreed that the Committee Clerk should notify the South Western Railway, Regional Development Manager of the Committee's comments regarding the Dorchester South Mid-Tier Accessibility Scheme Consultation.

Resolved

1. That the Clerk to the Committee request an update on S106 monies from Dorset Council.
2. That the Clerk to the Committee notify the South Western Railway, Regional Development Manager of the Committee's comments.

10. Dorchester Transport Action Group (DTAG)

The Committee heard that DTAG had appointed a Chairman, Treasurer and a Secretary and that the group had been formally established. The Chairman of the Committee welcomed the Group's progress.

11. Climate Emergency Action Plan Task and Finish Group Minutes

The Committee noted the Climate Emergency Action Plan Task and Finish Group Minutes.

The Committee discussed Minute 4 and requested that the Dorset Council be contacted to request that they remind the school bus contractors of their responsibility to turn off their engines when collecting / dropping off their passengers at the schools. The Committee agreed that if they became aware of any buses idling outside any of the schools that they would report them individually to the Dorset Council.

A Committee member referred to Minute 5 and queried the response received from Dorchester BID levy payers.

Resolved

1. That the Dorset Council be contacted to request that they remind the school bus contractors of their responsibility to turn off their engines when collecting / dropping off their passengers at the schools.
2. That the Dorchester BID be asked about the responses to the Litter Free Dorset Survey.

12. Planning Applications for Comment

The Committee considered the planning applications referred to the Council for comment by Dorset Council (Appendix 1).

13. Minute Update Report

There were no minute updates to report.

14. Planning Issues to Note

Members were reminded that requests for applications to be looked at in detail are submitted to the Committee Clerk in good time.

Plans will be available on the day of the meeting if circumstances dictate.

**Dorchester Town Council
Planning & Environment Committee – 4 July 2022
Planning Applications for Comment**

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

E1. P/HOU/2022/03252 & P/LBC/2022/03253 (Listed Building Consent) 2 Icen Way Dorchester Dorset DT1 1EW

Install rear dormer.

No objection.

E2. P/HOU/2022/03640 4 Alfred Place Dorchester DT1 1NW

Erect single storey rear extension. Re-roof existing roof and install rooflight. Replace existing rear windows.

No objection.

North Ward (Councillor A. Canning)

N1. P/FUL/2022/03417 Top O Town House Bridport Road Dorchester Dorset DT1 1XT

Change of use of office to 9 residential apartments plus associated internal & external works (alternative scheme to that approved under WD/D/18/000910).

Objection.

The Committee were concerned by the potential loss of parking spaces in the Dorset Council operated Top o' Town Car Park due to the proposed Westerly facing entrance detailed in drawing 19/105/ SK19, submitted with the application.

On the provision that it was guaranteed that there would be no loss to parking spaces to the Top o' Town Car Park, the Committee would welcome the application.

N2. P/LBC/2022/03356 Top O Town House Bridport Road Dorchester Dorset DT1 1XT (Listed Building Consent)

Carry out external works associated with the conversion of building to 9no. apartments.

Objection.

The Committee were concerned by the potential loss of parking spaces in the Dorset Council operated Top o' Town Car Park due to the proposed Westerly facing entrance detailed in drawing 19/105/ SK19, submitted with the application.

On the provision that it was guaranteed that there would be no loss to parking spaces to the Top o' Town Car Park, the Committee would welcome the application.

- N3. P/FUL/2022/03452 Heritage Automotive The Grove Dorchester DT1 1XU**
Erect extension to bodyshop to house additional franchise with sales and repair areas.

No objection.

- N4. P/LBC/2022/03816 South Lodge South Walks Dorchester DT1 1DS**
General interior redecoration repair and repaint all windows and doors. Replacement of two fire places, replacement of radiators, replacement of various stone paving in the interior. Introduction of two self contained ensuite pods. Reinstatement of a window and door to the West Elevation. Installation of glass balustrade as protection to the existing mentioned in the Listing staircase and another to protect a window lighting the service stair.

No objection. Dorchester Town Council welcomes the refurbishment of this important building.

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

- W1. P/HOU/2022/03823 18 Great Western Road Dorchester Dorset DT1 1UF**
Raise store roof. Infill covered area to extend store.

No objection.

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

- S1. P/HOU/2022/03351 29 Manor Road Dorchester DT1 2AX**
Erect Single Storey rear extension, first floor side extension over existing roof slope of garage, provision of new porch, demolition of conservatory and internal alterations.

No objection.

Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)

- P1. P/RES/2022/02234 Sectors 4.12, 4.14, 4.15, 4.17 Poundbury North West Quadrant Dorchester**
Appearance; layout & scale for the erection of 27no. dwellings - matters reserved for further approval by outline planning permission ref. 1/D/09/001363.

No objection, however the Committee regretted the lack of renewable energies incorporated into the designs.

The Committee requested the provision of bird and bat boxes which had been successfully incorporated in to previous applications for earlier phases.

The Committee also requested that any buildings over three floors incorporate the provision of a lift facility to ensure that all properties be accessible.

P2. P/RES/2022/01930 Sectors 4.18, 4.20, 4.21, 4.23, 4.26, 4.27 and 4.28 North West Quadrant Poundbury

Access; appearance; landscaping; layout & scale for the erection of 106no. dwellings, 448m² of non-residential development & associated roads, drainage & other infrastructure - matters reserved for further approval by outline planning permission ref. 1/D/09/001363.

No objection, however the Committee regretted the lack of renewable energies incorporated into the designs.

The Committee requested the provision of bird and bat boxes which had been successfully incorporated in to previous applications for earlier phases.

The Committee also requested that any buildings over three floors incorporate the provision of a lift facility to ensure that all properties be accessible.

P3. P/HOU/2022/02636 34 Holmead Walk Poundbury Dorset DT1 3GE

Install 3 dormers to front elevation. Convert roof space into accommodation. Erect two storey rear extension. Internal alterations.

Objection.

The Committee felt that the proposal would result in overdevelopment of the site, contravening Env.12 of the adopted local plan. The Committee had concerns about the potential loss of a shared parking space.

For information

FI1. Hillfort House Poundbury Road Dorchester Dorset DT1 2PN

Non-material amendment to Planning Permission P/FUL/2021/04624 for the addition of 2 No. parking spaces.

FI2. P/CLP/2022/03468 29 Manor Road Dorchester Dorset DT1 2AX

Install rear dormer, 2 No. rooflights and convert loft space into additional accommodation.

The above Certificate of Lawful Use Proposed has been received. You are being notified for information purposes only. (Dorset Council).

FI3 P/CLP/2022/03796 7 Manor Road Dorchester Dorset DT1 2AU

Certificate of Lawfulness for a two storey rear extension, single storey rear extension & new porch.

The above Certificate of Lawful Use Proposed has been received. You are being notified for information purposes only. (Dorset Council).

Dorset Council Local Plan – Cabinet update

Earlier this year, the Leader of Council, Cllr Spencer Flower, set out his commitment to develop a new [Dorset Council Local Plan](#) that meets the needs and aspirations of the people of Dorset.

In Dorset Council’s Cabinet meeting on Tuesday 26 July Cllr David Walsh, Portfolio Holder for Planning, provided an update on the progress of the draft Plan. The following summarises the key points delivered.

“We have listened to you on the [draft Dorset Council Local Plan](#) and spoken with Government.

We are reshaping the new [Plan](#) and extending the timescale by two years to allow adoption 2026.

There will be more focus in the reshaped [Dorset Council Local Plan](#) on the right development in the right places, the right quality and on climate and ecological considerations.”

“We received an unprecedented [9,000 responses](#) to our consultation on the [draft Dorset Council Local Plan](#). In summary, respondents told us we should:

- Challenge the housing numbers – they should reflect needs of Dorset, not blindly follow a government calculation and not include housing for BCP Council
- Support building more affordable housing across the area, helping working families and young people to live in Dorset
- Protect Dorset’s unique natural environment

- Tackle climate change as our leading priority, ensuring the [Dorset Council Local Plan](#) and our Climate and Ecological Emergency Strategy and action plan are fully aligned
- Consider the infrastructure requirements of new development: public transport, roads, health and education services, utilities to ensure the needs of residents are met

We have listened to you, and it became clear that the National Policy, regulations and local constraints in place for councils when devising these plans were preventing us from coming up with the best possible Local Plan that reflects the needs and aspirations of Dorset's residents.

Therefore, over the past few months, the Leader of the Council has been in discussions with Michael Gove, the former Secretary of State for the Department of Levelling Up, Housing and Communities, with the Chief Planning Officer and other senior civil servants.

Our discussions have been extremely constructive. We are now at a point where we can confirm:

- That the adoption of the new [Dorset Council Local Plan](#) is expected in 2026. This gives us more time to develop the plan. (Previously we were aiming for adoption in 2023/4)
- Dorset to be a pilot for the new national approach to local plans being introduced through revised national policy and legislation. This will allow Dorset to take advantage of the improvements we fully expect to be enacted, including a genuinely plan-led system that has been shaped by engagement with our communities, make use of support from Government and where development accords with what the plan sets out, streamlined processes and a national suite of development management policies.
- As part of this, the Government is planning to remove the 'duty to cooperate' which currently requires us to take account of unmet needs that our neighbouring authorities

such as that BCP Council cannot deliver. The changes will mean Dorset can focus on a strategy that is right for us in meeting our needs

- However, we recognise that access to affordable housing is currently a challenge for some Dorset residents. More affordable housing needs to be built, but we need the right development in the right places, at the right quality which respects our unique and important natural environment.
- Working with Homes England there will be more focus on new or significantly expanded settlements to help deliver the longer-term growth needs of Dorset, with the necessary infrastructure (transport, utilities, health and education services)
- We want greater recognition of our [Climate and Ecological Emergency commitments](#) in locally produced planning policy.

Dorset Council's aspiration is to provide a framework for long-term sustainable development that meets housing needs, delivers national and local net zero carbon and biodiversity targets, and ensures development is supported by essential infrastructure.

We are currently seeking confirmation from Government of a temporary exemption from housing land supply requirements until the new Dorset Council Local Plan is adopted, so we can protect Dorset from harmful unplanned development in the interim period.”

Dorchester Town Council
Planning and Environment Committee – 1 August 2022
Agenda Item 5: Minute Update Report

1. Minute 9 – Planning and Environment Committee Held on 4 July 2022: Dorchester South Mid-Tier Accessibility Scheme – Consultation

The following response has been received from the Dorset Council regarding the Section 106 Monies from Dorset Council:

‘South West Railway and Network Rail have recently submitted a bid for DfT Access for All Funding within Control Period 7, i.e. 2024 to 2029 to be used at Dorchester South Station. The bid is for large schemes, and the long-standing need for lift access across the platform is the focus for the bid. Works to provide step free access between platforms is estimated at £5m and will also likely involve a new footbridge. Dorset Council have offered £100k of match funding as part of the bid, as have Brewery Square Development Ltd who have a longstanding planning obligation to invest in improvements to Dorchester South Station. It is anticipated that with this match funding, a bid for AFA stands a much better chance of success than previous efforts. It is unlikely that we will know the outcome of that bid before April 2023.

Dorchester South Station is benefitting from £750k of DfT mid-tier funding for remodelling of the station building and platform improvements. SWR will shortly be commissioning design works on the various elements of the scheme the scheme subject to being within budget and design feasibility. Some separately funded works have been completed including the provision of an accessible toilet and improved door access.’

**Dorchester Town Council
Planning & Environment Committee – 1 August 2022
Planning Applications for Comment**

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

- E1. P/HOU/2022/03937 8 Kings Road Dorchester DT1 1NQ**
Convert existing garage into annex for use of house providing additional accommodation for guests and family.
- E2. P/FUL/2022/04328 12 Prince Of Wales Road Dorchester Dorset DT1 1PW**
Change of use from a Care Home to a single residential dwelling (use class C3). Remove rear extensions & amend rear single storey roof structure to flat roof throughout. Installation of 3no. roof windows to the east aspect main roof & create a new detached ancillary building within the rear grounds.
- E3. P/FUL/2022/04358 Garage Land off Ackerman Road Dorchester Dorset DT11 1NZ**
Erect 1 No. dwelling and create new vehicular and pedestrian access (demolish existing store).

North Ward (Councillor A. Canning and D. Taylor)

- N1. P/FUL/2022/04354 7 & 9 Linden Avenue Dorchester DT1 1EJ**
Replace, raise & repair existing rear wall.
- N2. P/FUL/2022/03964 13A High East Street Dorchester Dorset DT1 1HH**
Carry out external alterations to the existing building associated with the change of use of Flat A and Flat B to HMOs, including the installation of photovoltaic panels.

(See Appendix 2).

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

- W1. P/HOU/2022/04421 101 Damers Road Dorchester DT1 2LB**
Form a new vehicle access onto road and parking space to front of property.

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

- S1. P/MPO/2022/04220 Hancock House Brewery Square Weymouth Avenue Dorchester DT1 1WX**
Modification of S106 Agreement dated 9th November 2015 (as subsequently varied) and replacement of Affordable Housing Scheme 5 dated 15th March 2021 with Affordable Housing Scheme 6 - to enable the letting of the units within Hancock House to Essential Local Workers & their immediate families.

Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)

- P1. P/HOU/2022/04506 3 Chaseborough Square Poundbury Dorset DT1 3FA**
Erect rear single storey extension. Erect garage extension and part conversion.

For information:

- F1. P/CLP/2022/04514 3 Alexandra Road Dorchester Dorset DT1 2LZ**
Certificate of lawfulness to use property as a children's home with accommodation/facilities for staff.

The above Certificate of Lawful Use Proposed has been received. You are being notified for information purposes only. (Dorset Council).

**P/CLP/2022/00308 Flat 1 13A High East Street Dorchester DT1 1HH & P/CLP/2022/00309
Flat 2 13A High East Street Dorchester DT1 1HH**

Certificate of lawfulness for a change of use from dwelling house (Class C3) to houses in multiple occupation (Class C4).

Considered at the Planning and Environment Committee meeting held on 7 February 2022.

Dorchester Town Council's Comments

'Objection. The Committee considered that ten dwellings would be overdevelopment of the site. The Committee had concerns about the fire safety and requested extra fire precaution measures. The Committee were concerned about the lacking refuse collection area and that some of the plans would need adjusting in order to conform with Building Regulations.'

The Dorset Council Case Officer Response Contained the Following:

'Whilst the comments of the Town Council are noted, this certificate application is concerned with whether the development would be permitted development. Therefore, the planning concerns that have been raised are not material to the consideration of the lawfulness of the proposal.'