



Dorchester Town Council

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2 August 2023

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday, 7 August 2023 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 A. Chisholm (the Mayor ex-officio), R. Biggs, A. Canning, L. Fry, T. Harries, J. Hewitt, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Vice - Chairman), M. Rennie, R. Ricardo (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 read, confirm and sign the Minutes of the meeting of the Committee held on 3 July (adopted by Council on 31 July 2023) which can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/230703-Minutes.pdf>.

3. Pre Consultation On new Puffin Crossing on Weymouth Ave (South) and Maumbury Cross Improvement Update

To receive a presentation on Dorset Council's proposal for a new proposed Puffin Crossing between Edward Road and Queens Ave along Weymouth Ave, Dorchester and update on the Maumbury Cross improvements from Emma Baker and Roger Derrick from the Dorset Council's Highways Improvements Team.

4. Reports of Speeding at Kings Road, Dorchester

Members are asked to consider if they wish to request a speed survey for Kings Road with a mind to fund a SID should the site meet the required speed criteria or if they wish to recommend that the complaint be reported to Dorset Police for enforcement.

5. Dropped Kerb Requests

To consider two requests received for dropped kerbs (attached) and to decide if the Town Council wishes to support these requests for forwarding to Dorset Council for further consideration.

6. Planning Applications for Comment

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

7. Minute Update Report

To receive and consider the minute updates reported.

8. 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.

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Reports of Speeding at Kings Road, Dorchester

Dorchester Town Council has received the following query:

"We have recently moved into a house on Kings Road in Dorchester. We are new to this area but have been networking with neighbours and the local people, and they all agree that the speeding on the road is out of control. We are opposite a children's park, there are a lot of pedestrians and children who walk on this road, and also there are houses with front gates lead directly onto the road. The traffic yes, is busy and we understand peak traffic times we have to endure. But it's the mindless speeding at night and in quieter times of day that are extremely dangerous. We would hate not to raise awareness with yourself and god forbid, an accident were to happen.

Please can you advise on what as a community, we can do to try and get restrictions in place such as a speed camera? We understand and we are near to an ambulance station, so speed bumps are probably not an option. Just your advice on what we all need to do to campaign for the safety of this road, would be very much appreciated."

The Dorset Council Road Safety Officer has been contacted to see if the location would be suitable for a Speed Indicator Device (SID), He has said:

"The last speed survey undertaken on this road was just under required criteria, so you could request another survey if you want? The other options are to report to Dorset Police the excessive speeding as this is an enforcement, not SID matter."

For Consideration:

Members are asked to consider if they wish to request a speed survey for Kings Road with a mind to fund a SID should the site meet the required speed criteria or if they wish to recommend that the complaint be reported to Dorset Police for enforcement.

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Dropped Kerb Requests

Name:	K Armitage
Access Issue:	<p>Travelling up Damers Road towards Poundbury, there is a dropped kerb crossing just before Gloucester Road (on the right). However visibility here is very poor, and to cross Damers Road either in a wheelchair or mobility scooter, or pushing a childs buggy requires one to step out into the road to see past the parked cars.</p> <p>Further up Damers Road, there is a path across the verge, pointing at Fourgates Road, but with no corresponding dropped kerb on the other side.</p> <p>Damers Road path</p> 

<p>Works requested (including plan/map and site details):</p>	<p>The proposal is to add one dropped kerb to Fourgates Road.</p> 
<p>Please provide evidence of support by others:</p>	<p>Supported by:</p> <ul style="list-style-type: none"> • Dorchester Access Group • Les Fry (Ward Councillor) • Corinne Holbrook (Community Highways Officer) <p>This request has been added to the list held by Dorset Council but we have been advised that as works are taking place in local parishes, it is unlikely to be considered until the next financial year.</p>

Request to Dorchester Town Council to Support Pedestrian Access Improvement

Name:	D Holmes
Access Issue:	<p>Local mobility scooter user raised issues about the access down to Cambridge Road towards town on the right hand (south) side.</p> <p>There are already existing dropped kerbs: Margaret Place, Marie Road, Baynards Road, Windsor Road – but access impeded by lack of dropped kerbs at Alice Road.</p> <p>2 possible dropped kerb improvements on Alice Road were suggested.</p>
Works requested (including plan/map and site details):	<p>In total, there are 2 proposed dropped kerb installation and improvements on the existing dropped kerbs on Alice Road (north side):</p> <ol style="list-style-type: none"> To install 2 new dropped kerbs on Alice Road on the south side: <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Potential dropped kerb installation on Alice Road, south side</p> </div> <div style="text-align: center;">  <p>Potential second dropped kerb installation on Alice Road, south side</p> </div> </div> <div style="text-align: center; margin-top: 20px;">  <p>Distance view of existing lowered kerb on Alice Road, south side</p> </div>

	<p>2. Recommend a cleaning on the existing dropped kerbs on the other side of Alice Road (the north side):</p>  <div data-bbox="1034 456 1366 698" style="border: 1px solid black; padding: 5px;"> <p>Existing overgrown dropped kerb on Alice Road, north side</p> </div>
<p>Please provide evidence of support by others:</p>	<p>Supported by:</p> <ul style="list-style-type: none"> • Dorchester Access Group • Janet Hewitt (Ward Councillor) • Les Fry (Ward Councillor) • Corinne Holbrook (Community Highways Officer) <p>This request has been added to the list held by Dorset Council but we have been advised that as works are taking place in local parishes, it is unlikely to be considered until the next financial year.</p>

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Planning Applications for Comment

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

E1. P/HOU/2023/03465 6 South Walks Road Dorchester Dorset DT1 1ED

Installation of photovoltaic (PV) panels to single storey garage.

E2. P/FUL/2023/02510 11A St Georges Road Dorchester DT1 1PA

Erect 2 No. dwellings (demolish garages/store).

North Ward (Councillors A. Canning, A. Chisholm & D. Taylor)

N1. P/FUL/2023/02590 Dorchester Islamic Centre Commercial House The Barracks, Barrack Road Dorchester DT1 1YG

Install uPVC windows.

N2. P/FUL/2023/03306 Dorchester Town Hall High East Street Dorchester Dorset DT1 1HF

External alterations to windows on South and West elevations.

N3. P/RES/2023/03565 Dorset County Hospital Williams Avenue Dorchester Dorset DT1 2JY

Reserved matters submission for approval of access, appearance, landscaping, layout and scale for New Hospitals Project including a new Emergency Department, a new 24 bed Critical Care Department and replacement helipad at roof level submitted following grant of outline planning permission number P/OUT/2022/02976 for partial demolition of onsite buildings and structures and the consolidation and expansion of healthcare facilities including up to 10,920 sq.m of net additional floorspace (including an extension to the emergency department and intensive care unit, expansion of medical and health services including a primary care health hub and a new hospital support centre) green infrastructure and other ancillary works including changes to site access arrangements.

N4. P/PACD/2023/03638 Location: 46 South Street Dorchester DT1 1DQ

Change of use of upper floors from Commercial, Business and Service to 2 No. dwellings (Use Class C3)

Considered via email.

No objection.

N5. P/FUL/2023/02371 37 High West Street Dorchester DT1 1UP

Sub-division of flat into 2 flats including minor external alterations.

N6. P/FUL/2023/01305 & P/LBC/2023/01306 57 High West Street Dorchester DT1 1UT

Erect second floor extension.

Dorset Council have received amended plans or additional information relating to the above planning application. – Do DTC wish to make any additional comments?

- N7. P/FUL/2023/03396 Christchurch Court The Grove Dorchester Dorset DT1 1TD**
Erect storage facility for mobility scooters.
- N8. P/HOU/2023/03490 14 St Helens Road Dorchester DT1 1SD**
Erect front porch.
- N9. P/FUL/2023/03689 & P/LBC/2023/03690 (Listed Building Consent) Former Military Hospital Millers Close Marabout Industrial Estate Dorchester Dorset DT1 1YA**
Change of use and conversion of Military Hospital to form 3 No. dwellings (use Class C3).
- West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)**
- W1. P/HOU/2023/03827 195 Damers Road Dorchester DT1 2JP**
External alterations to rear conservatory.
- South Ward (Councillors G. Jones, R. Potter and M. Rennie)**
- S1. P/HOU/2023/03853 98 Monmouth Road Dorchester Dorset DT1 2DQ**
Replace existing first floor dormer window with first floor extension. Single storey extension.
- S2. P/HOU/2023/03425 3 Grosvenor Road Dorchester DT1 2BB**
Erect single storey rear extension.
- Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)**
- P1. P/FUL/2023/03684 Flats 1 - 6, 2 Wadebridge Street Poundbury Dorset DT1 3AT**
Install 6 No. air source heat pumps.
- P2. P/FUL/2023/03685 Flats 1 - 6, 6 Ladock Green Poundbury Dorset DT1 3AU**
Install 6 No. air source heat pumps.
- P3. P/FUL/2023/03686 Flats 1-4, 2 Buttermarket Poundbury Dorset DT1 3AZ**
Install 4 No. air source heat pumps.
- P4. P/FUL/2023/03688 Flats 1-4, 5 Buttermarket Poundbury Dorset DT1 3AZ**
Install 4 No. air source heat pumps.

For Information

- FI1. P/CLP/2023/03639 192 Bridport Road Poundbury Dorchester Dorset DT1 3BN**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI2. P/CLP/2023/03640 194 Bridport Road Poundbury Dorchester Dorset DT1 3BN**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI3. P/CLP/2023/03641 196 Bridport Road Poundbury Dorchester Dorset DT1 3BN**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI4. P/CLP/2023/03642 14 Inglescombe Street Poundbury Dorchester Dorset DT1 3BD**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI5. P/CLP/2023/03643 16 Inglescombe Street Poundbury Dorchester Dorset DT1 3BD**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI6. P/CLP/2023/03644 18 Inglescombe Street Poundbury Dorchester Dorset DT1 3BD**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI7. P/NMA/2023/04238 PLOT 469, SECTOR 3.61/64 OF POUNDBURY PHASES 3 AND 4 Poundbury**
Non material amendment to P/NMA/2023/01019 (Non-material amendment - changes to site levels / floor levels; design of dwellings, garages and other structures; and changes to boundary treatments; to Reserved Matters Approval No. WD/D/16/001590 (Access; appearance; landscaping; layout and scale for 380 houses and flats and 68.4 sq.m. of non-residential floorspace).) to propose alterations to Plot 469 at Poundbury 3.61/64 to suit existing road levels on site resulting in the loss of two ground floor windows on the West Sydenham Street elevation as detailed on drawing no. 23008-3.61-3.64-469-601-D. The loss of windows is required to satisfy Highways levels. Railing added to Plot 469 to reflect Plots along West Sydenham Street. Soft landscaping added to Plot 469 to provide an architectural feature following the loss of the ground floor windows