



Dorchester Town Council

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1 November 2023

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday, 6 November 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 2 October 2023 (Attached).

3. Draft Community Resilience Plan

To consider the Draft Community Resilience Plan available at <https://www.dorchester-tc.gov.uk/docs/planning/agenda/Draft-Community-Resilience-Plan.pdf> and report (enclosed) for recommendation of approval by full Council.

4. Strategic Employment Land Development Plan

A request has been received to explore the process of designating existing areas of Dorchester's Employment Land as Strategic Employment Land. The Committee are asked if it would be supportive of pursuing this request.

5. Notice of Application to Stop Up Highway Land Adjoining Ackerman Road, Dorchester

To note that Dorset Council intends to apply to the Dorset Magistrates' Court for an application under Section 116 of the Highways Act 1980 to stop up public highway rights over a section of highway making up part of Ackerman Road. Anyone aggrieved by the application may oppose it by attending in person at the Weymouth Magistrates Court on 28 November at 2pm.

Dorchester Town Council have previously raised no objection, providing that a pavement in front of the new building is retained.

6. A35 Parishes Update

To receive a verbal update on the A35 Parishes Group from Dorchester Town Council's representative, Councillor F. Kent- Ledger.

7. Speed Surveys – Maiden Castle Road

Reports have been received of perceived speeding in Maiden Castle Road, the last speed surveys in the vicinity were carried out in 1995, the Committee are asked if they would be supportive of requesting a new speed survey to be conducted.

8. Planning Applications for Comment

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

9. Minute Update Report

To receive and consider the minute updates reported.

10. 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
2 October 2023

Present: Councillors R. Biggs, A. Chisholm (the Mayor ex-officio), L. Fry, J. Hewitt, S. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Vice - Chairman), M. Rennie and R. Ricardo (Chairman).

Apologies: Cllrs. S. Hosford and D. Taylor.

32. Declarations of Interest

Councillors L. Fry and S. Jones stated that as 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.

Councillor R. Potter declared an interest in Agenda item 3 'Herringston Road and D'Urberville Close Traffic Regulation Order' as a neighbouring resident.

33. Minutes

The minutes of the meeting of the Committee held on 4 September 2023 and adopted by Council on 25 September 2023 were noted.

34. Herringston Road and D'Urberville Close Traffic Regulation Order

The Committee considered a revised proposal for a traffic regulation order in Herringston Road. The Committee were disappointed that the new proposal did not address the original concerns raised regarding problems with parking opposite Weldmar Hospicecare, but agreed that it would help alleviate some of the parking problems in the area.

The Committee agreed to support the proposal.

Resolved

That the Committee support the revised proposal for traffic measures in Herringston Road.

35. A35 Parishes Group

The Committee considered an invitation to join the A35 Parishes Group. The Committee agreed that it would enable an extra insight into proposed works to the A35 and agreed that Councillor F.E. Kent – Ledger would attend and represent Dorchester Town Council and Councillor R. Potter would act as a reserve if required.

Resolved

- i) That Councillor F.E. Kent – Ledger would represent Dorchester Town Council at the A35 Parishes Group and Councillor R. Potter would act as a reserve if required.

36. Planning Applications for Comment

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

37. Minute Update Report

There were no minute updates to report.

38. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 2 October 2023
Planning Applications for Comment

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

E1. P/HOU/2023/05050 5 Farfrae Crescent Dorchester DT1 2SR

Replace front porch canopy with larger porch canopy. Install 2no. rooflights into rear lean-to roof.

No objection.

E2. P/VOC/2023/05084 Exhibition Court London Road Dorchester Dorset DT1 1NE

Demolish existing outbuildings, erect extensions & convert retained buildings to form 9 self-contained flats. Modify existing vehicular and pedestrian access (with variation of condition 6 of planning permission 1/E/03/000284 - to allow the reduction of parking spaces from 5 to 4 to form secure bin & cycle storage)

No objection.

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

N1. P/ADV/2023/04630 8A Cornhill Dorchester Dorset DT1 1BA

Display 1no. non illuminated fascia sign and non illuminated projecting sign.

No objection.

N2. P/FUL/2023/00250 & P/LBC/2023/00251 4 & 5 Colliton Street Dorchester DT1 1XH

Change of use and conversion of former Museum office/stores to form 2 no. dwellings (use class C3). Demolish existing lean to extension and erect new lean to extension.

No objection

The committee welcomed the improvements to the site and recognised the efforts made to enhance the conservation area. The committee were particularly impressed with the efforts made to conserve biodiversity.

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

W1. P/HOU/2023/05231 32 Treves Road Dorchester DT1 2HE

Erect two storey rear and side extensions. Erect single storey lean-to extension and Internal alterations.

No objection.

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

S1. P/HOU/2023/04721 26 South Court Avenue Dorchester Dorset DT1 2BX

Erect two storey side extension and single storey rear extension.

No objection.

S2. P/FUL/2022/05673 & P/LBC/2022/05674 The Maltings and Maltings Mews Pope Street / Eldridge Street Dorchester Dorset

AMMENDED PLANS: Change of use & conversion of The Maltings to create flexible commercial (Use Class E)/community (Use Class F2)) uses & parking purposes at basement floor & for residential (Use Class C3) at ground to second floors; with external alterations, extension to existing basement & erection of side extensions up to five storeys (to provide a total of 43 flats). Erection of five-storey building (Malting Mews) with parking at ground floor & residential use (Use Class C3) at first to fourth floors (33 flats)

Objection.

The Committee reiterated its previous comments – ‘While the Committee appreciated the efforts of the developers to respect the listed building, it was felt that the Eastern extension to the building was somewhat overbearing. It may also have a negative impact on the amenity of residents of Prince of Wales Road due to its height and position to the South of those houses and gardens.

The Committee were concerned about the lack of natural light to some of the units. The Committee welcomed the community space that would be provided for the benefit of residents.

The Committee requested that the application be considered by the Dorset Council’s Northern Area Planning Committee.’

The Committee felt that the new proposals did not address the issues of the previous design and agreed with the Conservation Officer’s previous comments which had not been since addressed. It was felt that the proposal did not comply with the following policies of the adopted local plan; ENV.10 as it did not ‘contribute positively to the maintenance and enhancement of local identity and distinctiveness., ENV 12 as the ‘general design is not in harmony with the adjoining buildings and the area as a whole; largely due to its scale and mass’ which would be overpowering to the properties in Prince of Wales Road and spoiling the amenity of the residents (ENV 16) through overshadowing and loss of privacy.

The committee felt that the current proposal did not meet the requirements of the NPPF, paras 200 and 202 as it would cause more harm than gain to the grade ii listed building, therefore failing to comply with Policy ENV4 of the adopted local plan as the proposal would harm the historically significant building.

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

- P1. P/HOU/2023/05313 5 Hintock Street Poundbury Dorset DT1 3FB**
Erect single storey lean-to conservatory.

No objection.

For Information

- FI1. P/NMA/2023/05244 5 Caernarvon Close Dorchester DT1 2EH**
Non material amendment to amend the gable roof to hipped roof on single storey rear extension planning permission P/HOU/2021/057843 (Erect single storey side and front extension with air conditioning unit over and two storey side extension)

Draft Community Resilience Plan

At the committee's request, officers have researched and drafted a plan setting out how the town council can best prepare the community for any emergencies, such as flooding.

Although larger councils will have a significant part to play during an emergency due to their staffing capacity, equipment and responsibilities, the town council has needed to develop an approach that reflects its capabilities. The attached draft document is, therefore, focused on how the town council can use its community development functions over the long-term to help build resilience and awareness in the community.

To help build resilience, the draft plan focuses on three key areas:

- a) communication – the council generating and sharing preparedness advice;
- b) encouraging digital skills – supporting wider efforts to ensure digital inclusion amongst the community so that they can better receive alerts and advice;
- c) supporting local voluntary groups – supporting the development of community groups that can support vulnerable individuals.

However, the town council does have a winter maintenance plan which was developed several years ago and sets out actions that the Outdoor Services team will take to spread grit and clear snow from key pavements and car parks across Dorchester. This will be implemented depending on weather conditions and at the request of Dorset Council.

The Committee established a working group to oversee the development of the plan (comprising Cllrs Major, Potter and Jones – [Minute 96 of the Planning and Environment Committee held on 26 April 2021](#)) and their input has been sought on this final draft.

Members are asked, therefore, to consider the Plan (available at www.dorchester-tc.gov.uk/docs/planning/agenda/Draft-Community-Resilience-Plan.pdf) for approval.

Community Development Officer
Dorchester Town Council

Dorchester Town Council
Planning & Environment Committee – 6 November 2023
Planning Applications for Comment

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

- E1. P/HOU/2023/04374 1 Came View Road Dorchester DT1 2AE**
Erect front porch, demolish conservatory, Erect sunroom and Erect flat roof rear extension.
- E2. P/FUL/2023/01247 & P/LBC/2023/01251(Listed Building consent) 10 High East Street Dorchester DT1 1HS**
Erect first and second floor extension to provide 1 No. unit of residential accommodation on two floors.

Amended plans or additional information relating to the planning application have been received. – Previously considered by DTC 2 May 2023

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

- N1. P/LBC/2023/05639 8A Cornhill Dorchester Dorset DT1 1BA**
Carry out internal and external alterations.
- N2. P/LBC/2023/04830 49 & 50 South Street Dorchester DT1 1DW**
Refurbish part of main roof, rainwater good and rear single flat roof. Re-point & clean stonework. Repair and redecorate windows.
- N3. P/FUL/2023/01357 & P/LBC/2023/01358 (Listed Building Consent)51 High West Street Dorchester Dorset DT1 1UT**
Reinstate 2no. dormer windows in south roof slope, relocate rooflight in south roof slope, replace modern slates on south roof slope & plain tiles on remaining roof slopes with rosemary clay tiles.
- N4. P/ADV/2023/05763 14 South Street Dorchester DT1 1BS (Retrospect)**
Erect new fascia sign and projecting hanging sign to front elevation of building.
- N5. P/FUL/2023/05761 & P/LBC/2023/05762 (Listed Building Consent) 13-14 Princes Street Dorchester DT1 1TW**
Change of use from commercial 'E' use to residential and the creation of two dwellings including partial demolition as well as internal and external works.
- N6. P/HOU/2023/06042 10 Whitfield Road Dorchester DT1 2NW**
Erect detached double garage.
- N7. P/FUL/2023/05969 16-17 Cornwall Road Dorchester DT1 1RU**
Removal of existing single storey lean-to and replaced with a new single storey extension.

N8. P/FUL/2023/05525 Borough Gardens Cornwall Road Dorchester

Installation of Solar panels (PV) & 2no. air source heat pumps.

As Dorchester Town Council is the applicant, no comment will be made on this application.

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

W1. P/HOU/2023/05504 11A Garfield Avenue Dorchester DT1 2EX

Erect single storey side extension.

W2. P/FUL/2023/05810 Fairfield Car Park Fairfield Road Dorchester

Construct footway along Fairfield Road and carry out vehicle restrictions works. Form pedestrian access from Weymouth Avenue.

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

S1. P/HOU/2023/05580 72 Weatherbury Way Dorchester DT1 2EG

Erect single storey rear extension and alterations. Erect front porch, alterations to front elevation and changes to garage opening.

S2. P/FUL/2023/04329 10 Manor Road Dorchester DT1 2AU

Erect bungalow with associated access and parking.

(Amended plans or additional information relating to the planning application have been received. Previously considered by DTC 4 September 2023)

S3. P/HOU/2023/05938 62 South Court Avenue Dorchester DT1 2BZ

Erect first floor extension.

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

No applications received to date.

For Information

FI1. P/CLP/2023/05598 6 Albert Road Dorchester Dorset DT1 1SF

Certificate of lawfulness to confirm that both applications 1/E/87/137 (the 1987 PP) and P/FUL/2023/01834 (the 2023 PP) can be concurrently and fully implemented on the site.

The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.

FI2. P/PALH/2023/05865 17 Dukes Parade Poundbury Dorset DT1 3EA

Erect rear extension: to extend 3.50 metres beyond rear wall of the original dwellinghouse: maximum height 2.90 metres; height to eaves 2.50 metres.

This application is not a planning application but a request for the Council to determine whether or not Prior Approval is required for the proposal.

