



Dorchester Town Council

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Wednesday, 31 January 2024

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday, 5 February 2024 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 note and sign the Minutes of the meeting of the Committee held on 8 January 2024 and ratified by Council on 29 January 2024 which can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/240108-Minutes.pdf>.

3. New Local Plan For Dorset

To consider a report by the Town Clerk (attached) and to consider whether the Committee wishes to seek legal advice in regard to its objections to the Policy Dor13.

4. Notes of Fairfield Road Task and Finish Group Meeting

To receive the notes of a meeting of the Fairfield Task and Finish Group.

5. Dorset Council Consultation: Local Transport Plan Opportunities and Issues

To note the Dorset Council's Consultation: Local Transport Plan Opportunities and Issues, which can be found at <https://consultation.dorsetcouncil.gov.uk/transport-policy/ltp-dc-bcp/>

The consultation closes on 3 March 2024, the committee are asked if they wish to appoint a representative of the committee to complete the consultation with the clerk on behalf of the committee.

Members are reminded that they are also welcome to complete the consultation Individually.

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.

Dorchester Town Council
Planning & Environment Committee – 5 February 2024
Agenda Item 3

NEW LOCAL PLAN FOR DORSET

1. The Committee will be aware that the timeline for the adoption of a new Dorset wide Local Plan is as follows:-
 - Sustainability Appraisal Scoping Report: [July 2019] – Complete
 - Options Consultation: [January 2021] – Complete
 - Publication: [December 2024]
 - Submission: [April 2025]
 - Examination: [Autumn 2025]
 - Adoption: [Spring 2026]
2. The draft Plan is due to be published in December this year and there will be a minimum period of six weeks for representations on the draft to be submitted.
3. The Council has set aside funding so as to ensure that it can seek the best possible advice on challenging any aspect of the draft Plan and in particular Policy Dor13.
4. The Council has been taking expert advice from a planning consultant. This has ensured that the Council's objections are thorough and presented in the best possible way.
5. To compliment the Planning Consultants work it might be worth considering whether to seek legal advice on the policy and the Council's response to it just to ensure that the Council has taken every opportunity to ensure that it is doing the very best it can to protect the town from this potentially damaging policy.
6. Landmark Chambers in London are specialists in planning law and have been used by local authorities in the past. Laverstock and Ford Parish Council contracted them very recently to help them object to two particular draft policies in the emerging draft Wiltshire Local Plan.
7. The cost of advice would be in the region of £1,750 to £3,500.
8. The Council's planning consultant has been consulted on the proposal and feels that specialist legal advice could be helpful to pick up on specific case law and procedural matters that might be challenged when the draft Plan is published. The Planning Consultant would be happy to help drafting the instruction to Landmark.
9. The Committee is asked to consider whether it wishes to seek legal advice in regard to its objections to the Policy Dor13.

Steve Newman
Town Clerk

Dorchester Town Council
Planning and Environment Committee – 5 February 2024
Agenda Item 4

Notes of the Fairfield Road Task and Finish Group Meeting
Held on 4pm on Tuesday, 16 January 2024 via Teams

In attendance: Cllrs F. Hogwood, F. Kent-Ledger and M. Rennie

Apologies received: Cllrs J. Hewitt

Also in Attendance: Chris Peck, Dorset Council Principal Transport Planner, Marta Kulik, Dorset Council Landscape Architect and Steve Newman, Town Clerk, Dorchester Town Council

1. Scheme Design

The group were shown a proposed design scheme for Fairfield Road. The scheme included:

- A sustainable rain garden proposed predominantly for the South side of Fairfield road which would incorporate perennial plants for minimal maintenance
- A suggested tree planting scheme to incorporate 12 trees
- Suggested benches on the South side of Fairfield Road
- An area which could be designated for public art

The group were also shown a selection of different paving schemes. It was agreed that Dorchester Access Group should be consulted on the paving scheme and that a future site meeting would be arranged with different samples of paving

It was agreed that any public art incorporated within the design should be in keeping with the area and relate to its location.

The group noted that enquiries into whether loading restrictions in Weymouth Avenue could be implemented were still ongoing.

The group were supportive of the design proposals.

2. Funding

The Town Clerk informed the group that a request for funding for the scheme would need to be made to Council, that the Management Committee would need to approve any requirement of maintenance of the site by Dorchester Town Council and the Assistant Town Clerk (Outdoor Services) would need to be consulted on any planting schemes.

The Town Clerk confirmed that any trees incorporated within the design would need to be maintained by Dorset Council.

The group hoped that any funding requests could be made in the March cycle of meetings and that works could commence at the end of summer 2024.

Dorchester Town Council
Planning & Environment Committee – 5 February 2024
Agenda Item 6
Planning Applications for Comment

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

- E1. P/VOL/2023/07501 Flat 6 Fordington House Lancaster Road Dorchester DT1 1NP**
Works to replace section of Spanish slate with Welsh slate and replace lead ridge coping with clay ridge tiles (with variation of condition 3 of listed building consent WD/D/20/001672 - to amend ridge tile material).
- E2. P/FUL/2024/00246 Fordington Farm Alington Avenue Dorchester Dorset DT1 2AB**
Erect 6 no. dwellings, form vehicular access (demolish existing outbuilding).
- E3. P/LBC/2024/00456 2 Salisbury Villas Salisbury Street Dorchester Dorset DT1 1JY**
Internal alterations to replace existing fireplace, insert & hearth.

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

No applications received to date.

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

- W1. P/HOU/2023/07519 39 Alexandra Road Dorchester DT1 2LZ**
Removal of existing lean to extensions and erect a replacement single storey rear extension.
- W2. P/HOU/2024/00113 2 Roman Road Dorchester DT1 2QW**
Remove conservatory and erect side extension and extend garage.
- W3. P/HOU/2024/00138 62 Maiden Castle Road Dorchester Dorset DT1 2ES**
Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling.
- W4. P/FUL/2024/00297 2 Victoria Flats Dagmar Road Dorchester DT1 2NB**
Install replacement PVCu windows.
- W5. P/FUL/2023/07198 14 Maud Road Dorchester Dorset DT1 2LW**
Erect single storey extension and installation of a 24 hour prescription collection robot (demolish existing rear garage).

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

- S1. P/HOU/2023/07169 39 Grosvenor Road Dorchester DT1 2BD**
Erect two storey side extension & single storey lean-to extension.

S2. P/HOU/2023/06827 13 Herringston Road Dorchester Dorset DT1 2BS

Amended Plans

Erect side and rear single storey extensions.

Previously considered by the Dorchester Town Council Planning and Environment Committee on 8 January 2024, comment: No objection.

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

P1. P/MPO/2023/00125 Flats 1 - 6 6 Great Cranford Street Poundbury Dorchester DT1 3HQ

Modification of a planning obligation dated 20/12/2011 relating to planning permission number 1/D/09/001363 to remove the definition of 'staircasing payment' and any obligations to recycle staircasing receipts.

For Information

F11. P/CLP/2024/00115 62 Maiden Castle Road Dorchester Dorset DT1 2ES

Certificate of lawfulness for use of the land for siting a mobile home for ancillary use to the main dwelling. *(Previously emailed to all Councillors.)*

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

F12. P/NMA/2024/00279 Phase 3 Brewery Development Site, Weymouth Avenue Dorchester

Non-material amendment - to amend the description of proposed development from 196 units to 195 units (by removing Plot 11, at Bitter End); to Reserved Matters Approval No. WD/D/18/002594 (Application for approval of reserved matters for appearance, landscaping, layout & scale of outline planning permission 1/D/13/000999 (196 units) (Amended scheme)). *(Previously emailed to all Councillors.)*

The above Non Material Amendment application has been received by Dorset Council. You are being notified for information purposes only.

Notice of Appeal

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

A1. P/HOU/2023/03387 101 Damers Road Dorchester DT1 2LB

Retain raised platform to be used as garden.

Appeal Reference: APP/D1265/W/23/3332185

An appeal has been made to the Secretary of State against the Dorset Council's refusal of the above application.