



Dorchester Town Council

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Wednesday, 27 March 2024

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Tuesday, 2 April 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 4 March 2024 and ratified by Council on 25 March 2024 which can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/240304-Minutes.pdf>.

3. Local Plan Update

To note the revised process for the Dorset Council Local Plan which would consist of a new plan-making system, set to be introduced in November 2024. *(Considered and approved at the Dorset Council Cabinet meeting held on 12 March 2024.)*

More information on the process can be found at

<https://www.dorsetcouncil.gov.uk/news/dorset-council-proposes-moving-to-new-system-for-preparing-its-local-plan>

4. Knightsford Neighbourhood Plan Consultation

To note that Knightsford Group Parish Council is consulting on the pre-submission draft of its Neighbourhood Plan. A copy of the draft plan is available at <https://knightsford-pc.gov.uk/2024-consultation/> . Any comments must be submitted by Friday 3 May 2024.

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
Planning & Environment Committee – 2 April 2024
Planning Applications for Comment

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

No applications received to date.

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

- N1. P/FUL/2024/00600 Units 3&4 and Units 6&7 The Forum Centre Trinity Street Dorchester DT1 1TT**
Subdivision of Retail units 3, 4 and 6 to form smaller units 3a, 3b, 4a, 4b, 6a and 6b. Unit 7 to be refurbished and separated from unit 6.
- N2. P/HOU/2024/01116 9 Bridge Cottage St Thomas Road Dorchester DT1 2PA**
Erect single storey side extension and relocation of the existing front access door.
- N3. P/ADV/2024/01191 & P/LBC/2024/01192 (Listed Building Consent) 4-5 High West Street Dorchester Dorset DT1 1UJ**
Display 1no. 500mm projecting signage, retain existing brackets. Display 1no. Fascia and 1no. Logo with 1no. Blue fascia & 1no. 150mm logo height.
- N4. P/HOU/2024/01558 10 Whitfield Road Dorchester DT1 2NW**
Erect detached double garage.
- N5. P/FUL/2024/01383 3 South Terrace South Street Dorchester Dorset DT1 1DE**
Install external metal staircase and create new external door opening to rear at first floor level. Install security shutter to the shop front.
- N6. P/LBC/2024/01384 3 South Terrace South Street Dorchester Dorset DT1 1DE**
Remove internal ground floor stairs and replace with external metal staircase. Remove Crittal metal window and create a new external door opening at first floor level. Install security shutter to the shop front. Form bulkhead over lower ground floor stairs. Reinstate lower ground floor window lightwell. Enlarge opening between the main building and rear extension. Associated internal alterations.

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

- W1. P/FUL/2023/04666 Builder Center Great Western Road Dorchester Dorset DT1 1RZ**
Retain use of part of site as Car Wash Facility.
- W2. P/HOU/2024/01480 6 Celtic Crescent Dorchester DT1 2QH**
Demolish existing porch, garage and extension to dwelling. Erect a single storey extension, solar panels, rooflights, garage/store and carport.

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

S1. P/HOU/2024/00094 11 Grosvenor Crescent Dorchester DT1 2BA

Raise the ridge of the roof and convert the loft space to form bedrooms with dormer window. Erect two storey side extension and erect garden room to rear of garden.

S2. P/HOU/2024/00653 26 Herringston Road Dorchester DT1 2BS

Erect single storey rear/side extension with roof lights, Install external flue for new wood burner. Install new window to en-suite.

Amended plans have been submitted. Dorchester Town Council's previous comments are as follows:

'Objection.

The proposed extension would harm the living conditions of the of the occupiers of the attached property in terms of loss of privacy, due to its proximity to the boundary line and have and it would a significant adverse effect on the amenity through inadequate daylight, excessive overshadowing of the neighbours (at number 22) rear ground floor windows and have an overbearing impact contravening ENV.16 of the adopted Local Plan.'

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

P1. P/FUL/2024/00944 Poundbury Pharmacy 1 Frederick Treves House St John Way Poundbury Dorchester DT1 2FD

Install automatic prescription robot to side elevation.

For Information

FI1. P/NMA/2024/01134 18 Coburg Road Dorchester Dorset DT1 2HW

Non material amendment - Alter roof of house to remove internal gutter by forming a hipped roof on all sides with a grey grp flat roof on top. Ridge height not increased, omit brick quoins, add timber posts to support porch canopy roof, reduce number of east elevation windows, reduce number of west elevation windows, add rear chimney and omit rear lantern in flat roof to planning permission number P/FUL/2022/06835 (Demolish existing bungalow and erect 1 No. dwelling and associated detached annexe and garage. Create new vehicular and pedestrian access and 2 No. parking spaces.

(You are being notified for information purposes only. Previously circulated to all councillors 06/03/24)

P/NMA/2024/01391 Phase 3 Brewery Development Site, Weymouth Avenue Dorchester

Non-material amendment - to omit 1 No. dwelling (Plot 11 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)).

(You are being notified for information purposes only. Previously circulated to all councillors 25/03/24)