

## **Dorchester Town Council**

### **Minutes of the Planning and Environment Committee held via the Zoom Video Conferencing Platform**

**1 February 2021**

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

Apologies: Councillor T Harries.

Also in attendance: Councillors S. Biles, F. Hogwood and D Leaper.

**65. Declarations of Interest**

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

**66. Minutes**

The minutes of the meeting of the Committee held on 1 January 2021 were confirmed and approved to be signed by the Chairman.

**67. Dorset Council Local Plan Consultation**

The Committee considered the Local Plan Consultation document produced by the Town Clerk and summary of responses received from Members regarding the DOR policies.

The Committee discussed the responses and authorised the Town Clerk, in consultation with the Chair of the Committee, to finalise all responses to the Local Plan consultation, based on the recommendations of the Committee at its meetings of 1 February and 1 March, prior to their submission by 15 March.

The Committee approved the proposed article regarding the Local Plan consultation to be included in the Dorchester News newsletter which would be distributed to all residents in the DT1 area.

The Committee were reminded that the Local Plan consultation was open to all and were encouraged to complete the consultation and publicise the consultation..

**Resolved**

- I. That the Town Clerk, in consultation with the Chair of the Committee, finalise all responses to the Local Plan consultation, based on the

recommendations of the Committee at its meetings of 1 February and 1 March, prior to their submission by 15 March.

- II. That the proposed article regarding the Local Plan consultation be included in the Dorchester News newsletter.

**68. Dorset Council Free Parking Policy**

The Committee considered the Dorset Council's proposed Free Parking Policy. The Committee felt that the dates proposed by the Dorset Council for free parking in Dorchester in Dorset Council owned car parks was too prescriptive particularly at a time of uncertainty due to the Pandemic when it was impossible to request specific dates for free parking particularly when there was uncertainty as to when local businesses would reopen and if and when any events would be held in the Town in 2021.

The Committee felt that it would be more beneficial for businesses, residents and visitors if free parking in Dorset Council owned car parks was permitted on the Saturdays in December in the run up to Christmas with the remaining dates to be requested by the Town Council.

The Committee requested that the Clerk to the Committee notify the Dorset Council of the Committee's response.

**Resolved**

- I. That the Clerk to the Committee respond to the Dorset Council and request that free parking in Dorset Council's car parks be permitted on the Saturdays in December in the run up to Christmas and the remaining dates offered by the Dorset Council be used for dates requested by the Town Council.

**69. Dorset Council Parking Charges Review**

The Committee noted that the Dorset Council was moving towards phase two of its parking charges review as they aligned charges and permits across the area. The Committee considered the Dorset Council's request for proposed representatives to join a local working group to help them gain knowledge of local areas, to understand local parking issues and to allow local opinions to be heard. The Committee requested that in addition to the proposal that the Dorchester BID, Dorchester Chamber of Commerce and the Town Council's representative for Dorchester BID be recommended to join the working group that the Dorchester Access Group, Dorchester Churches Together, the former chairman of DTEP and the Vice Chairman of the Planning and Environment Committee be suggested to join the local working group.

**Resolved**

- I. That the Dorchester BID, Dorchester Chamber for Business, the Town Council's representative for Dorchester BID, the Dorchester Access

Group, Dorchester Churches Together the former chairman of DTEP and the Vice Chairman of the Planning and Environment Committee be suggested to join the local working group for the Dorset Council's review of parking charges.

**70. Planning Applications for Comment**

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

**71. Minute Update Report**

**Minute 59 II**

The Committee noted that Councillor Ralph Ricardo had been appointed the new vice chairman of the Planning and Environment Committee at the Full Council meeting held on 25 January 2021.

**72. Planning Issues to Note**

The Committee heard that the Environment Bill that was due to go before Parliament on 26 January had been delayed for the third time . The Committee agreed that a statement of regret should be issued.

**Agenda Item 7**  
**Dorchester Town Council**  
**Planning and Environment Committee 1 February 2021**

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

- E1.** [WD/D/20/002479 18 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW](#)  
Demolish conservatory and erect a single storey extension, erect porch, change of external roof and wall materials to the dwelling and garage.  
No objection
- E2.** [WD/D/20/002820 9 FRIARS CLOSE, DORCHESTER, DT1 2AD](#)  
Erection of porch.  
No objection.

**North Ward** (Councillor A. Canning)

- N1.** [WD/D/20/002576 7 NORTH SQUARE, DORCHESTER, DT1 1HY](#)  
Change of use from Prison use (Class C2A) to Leisure and Community use (Class E(d) F(b) and F(c)).  
  
No objection however the Committee felt that restrictions on the hours of use for paintballing activities should be imposed. The Committee requested that signage asking patrons to be respectful of the neighbours when leaving be installed. Due to the nature of the activities proposed and the possibility of noise reverberating from the site, the Committee would like any permissions granted to be temporary, to be reviewed following consideration of the impact on the amenity of neighbouring residents. The Committee expressed concerns about the negative impact that could be caused to the tranquillity of the neighbouring river walk and requested that all activities that could be considered detrimental to this tranquillity be contained away from the area adjacent to the river.
- N2.** [WD/D/20/002688 23 CORNWALL ROAD, DORCHESTER](#)  
Erection of 1no. dwelling with integral garage and garden store (demolition of existing pre-fabricated garages).  
No objection.
- N3.** [WD/D/20/002746 51 HIGH WEST STREET, DORCHESTER, DT1 1UT](#)  
Change of use from office & ancillary accommodation (Use Class E) to provide 3no. residential units (Use Class C3).  
No objection.
- N4.** [WD/D/20/002747 51 HIGH WEST STREET, DORCHESTER, DT1 1UT \(Listed Building Consent\)](#)  
  
Alterations to facilitate the change of use from office & ancillary accommodation to 3no. residential units.  
No objection.
- N5.** [WD/D/20/002750 52 & 52A SOUTH STREET, DORCHESTER, DT1 1DQ](#)  
Erection of two storey rear extension & internal alterations.  
No objection.

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

**W1. [WD/D/20/002348 20 OLGA ROAD, DORCHESTER, DT1 2LX](#)**

Erection of flat roof rear extension & internal alterations.

No objection.

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

No applications received.

**Poundbury Ward (Councillors R. Biggs and S. Hosford)**

**P1. [WD/D/20/002601 THE GREAT FIELD, PEVERELL AVENUE EAST, POUNDBURY](#)**

Erection of Pavilion with Cafe, Community Space and Offices. Variation of Plans Condition to allow for bin store, removal of office window, addition of kitchen window, addition of solar panels, alterations to doors.

No objection however the Committee are concerned that the works had been completed prior to the application.

**P2. [WD/D/20/003168 CROWN GATE, SECTORS 3.46/47/48, NORTHERN QUADRANT, POUNDBURY](#)**

Erect continuing care retirement community comprising 76 apartments and bungalows together with a communal building to include a cafe/bistro, multi-purpose reception/bar/serverly, therapy room, library / reading room, multipurpose activity room and staff facilities (Reserved Matters).

No objection.

**P3. [WD/D/20/002764 POUNDBURY NORTH WEST QUADRANT, POUNDBURY](#)**

Develop land by the erection of 205 dwellings, 473m<sup>2</sup> of non-residential development & associated roads, drainage & other infrastructure (Reserved Matters).

The application is welcomed in principle. Further attention to detail from the developer for user friendly footways and cycleways would be welcomed.

**North & West Ward (Councillors A. Canning, L. Fry, J. Hewitt and R. Ricardo)**

**P4. [WD/D/20/003135 DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY](#)**

Siting of a temporary mobile dialysis unit

No objection.