



Dorchester Town Council

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26 April 2023

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Tuesday, 2 May 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 J. Hewitt (the Mayor ex-officio), R. Biggs, A. Canning, L. Fry, T. Harries, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Chairman), M. Rennie, R. Ricardo (Vice - 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 3 April 2023.

3. Town Centre Masterplan and Local Plan Update

To receive an update on the Town Centre Masterplan and Local Plan.

4. Fairfield Road Improvements

To discuss the proposed Fairfield Road improvements.

5. Dorset Council Consultation: Planning for Climate Change

To note the Dorset Council's Planning for climate change consultation which can be found at <https://www.dorsetcouncil.gov.uk/planning-for-climate-change>

The consultation closes on 8 June 2023, the committee are asked 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. Dorchester South Railway Station Update

To receive an update on the Dorchester South Railway Station improvements.

7. CCTV in Dorchester

Concerns have been raised about the level of and operation of CCTV in Dorchester. The Committee are asked to consider what questions the Dorset Council should be asked about the level of facilities in Dorchester.

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
4 April 2023

Present: Councillors R Biggs, A Canning, S. Jones, F. Kent – Ledger, D. Leaper, R. Major, M. Rennie and R. Ricardo (Vice Chairman).

Apologies: Councillors L. Fry, T. Harries, S. Hosford, R. Potter (Chairman) and D. Taylor.

29. Declarations of Interest

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

30. Minutes

The minutes of the meeting of the Committee held on 6 March 2023 were noted.

31. Town Centre Masterplan and Local Plan Update

There were no updates to report.

32. Dorchester Town Council 20mph Policy

The Committee considered the Dorchester Town Council 20mph Policy. The Committee approved the recommended process for 20mph speed limit requests.

Resolved

That the proposed process for 20mph speed limit requests be approved.

33. Request for Grit Bin – London Road

The Committee considered a report and location assessment completed by the Assistant Town Clerk Outdoor Services (attached) following a request for a grit bin to be located in London Road.

The Committee did not support the request as the location was not on a steep incline and therefore was not deemed a location of high risk.

Resolved

That the request for a grit bin to be located in London Road be refused.

34. Planning Applications for Comment

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

35. Minute Update Report

The Committee noted the Minute Update Report.

36. Planning Issues to Note

A Committee member raised concerns about the illuminated advertising signage in the shop front of 12-13 Trinity Street. The Committee requested that the clerk to the Committee write to Dorset Council to express their concerns about the illuminated shop front signage in a Conservation Area.

The Committee also raised concerns about the number of shop frontages in the Town that had screening which prevented people from being able to see in or out of the shop, therefore posing a safety risk. The Committee requested that the Clerk investigate how a policy could be created to prevent such window screens and report back to the committee at a future meeting. The Committee requested that the Clerk contact the Community Safety Partnership and invite them to a future meeting to discuss their concerns.

Resolved

- i) That the Clerk to the Committee write to Dorset Council to express their concerns about the illuminated shop front signage at 12 – 13 Trinity Street, located in the Conservation Area.
- ii) That the Clerk investigate if it would be possible for the Committee to create a shop window screen policy.
- iii) That the Clerk to the Committee invite the Community Safety Partnership to a future meeting of the Planning and Environment Committee.

Dorchester Town Council
Planning & Environment Committee – 3 April 2023
Agenda Item 6 - Planning Applications for Comment

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

E1. P/FUL/2023/00738 1 & 2 St Georges Close Dorchester DT1 1PG

Change of use of land to residential to extend gardens of 1 & 2 St Georges Close, and erect fencing.

Objection.

The Committee strongly objected to the application. The Committee felt that a boundary fence brought up to the footpath would make it difficult for people to pass easily, the footpath is currently well used and the volume of foot traffic would be likely to increase should the proposed development of the adjacent Four Paddocks application be approved. The Committee made reference to the Dorset Council's Safer Routes to School Scheme and considered the footpath to be an important and well used route of the scheme. The Committee were concerned that by bringing the boundary fence up to the footpath it would pose a visibility risk, particularly for pedestrians walking Southbound, compromising the safety of people using the footpath, especially as the footpath is unlit along its length.

The trees on the other side of the footpath have a tree preservation order and form an important green corridor within the area, to permit a boundary fence along the footpath would enclose the area, creating a loss of public amenity and public biodiversity.

North Ward (Councillor A. Canning & D. Taylor)

N1. P/HOU/2023/01129 129 Bridport Road Dorchester DT1 2NH

Demolish garage, utility room and conservatory. Erect 2 storey side and rear extension.

No objection.

N2. P/FUL/2023/01364 1A South Street Dorchester Dorset DT1 1BL

Erect second floor extension to form 2 No. dwellings

No objection.

N3. P/FUL/2023/01359 & P/LBC/2023/01360 (Listed Building Consent) 51 High West Street Dorchester Dorset DT1 1UT

Reinstate railings to street frontage.

No objection.

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

W1. P/HOU/2023/01533 52 Louise Road Dorchester Dorset DT1 2LU

Conversion of existing detached garage & store to ancillary accommodation with a freezer store.

No objection, however, if the application was to be approved, the Committee requested that a planning condition be added restricting the occupation of the building for purposes which form an integral part of the planning unit known as 52 Louise Road.

W2. P/OUT/2022/02977 Dorset County Hospital, Williams Avenue, Dorchester, DT1 2JY

Partial demolition of onsite buildings and structures and the erection of up to 95 residential units, green infrastructure and other ancillary works including changes to site access arrangements (application for outline planning permission with all matters reserved except vehicular access onto Damers Road).

Dorchester Town Council previously considered this application at the Planning and Environment Committee meeting held on 6 June 2022, the following comments were submitted: 'In principle no objection. In respect of the key worker housing which is supported, the Committee would welcome early dialogue with the applicant in respect of the height and elevation detail of those properties that would face onto Damers Road. The new accommodation to be sympathetic to the existing properties in that location. The Committee also felt that the green infrastructure was an important part of the development which should not be overlooked.'

No objection. The Committee were grateful that the applicant had addressed the Committee's previous concerns regarding the application.

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

S1. P/HOU/2023/00961 11 Manor Road Dorchester DT1 2AU

Erect porch extension and single storey rear extension.

No objection.

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

No applications received.

For information

FI1. P/NMA/2023/01019 Plots 456 - 469, Sector 3.61/64, North Quadrant of Poundbury Phases 3 & 4 Between Peninsula Way, Sydenham Lane, West Sydenham and Halstock Street, Dorchester Dorset

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).

FI2. P/NMA/2023/01020 Plots 621-624 & 636, Sector 4.29, North Quadrant of Poundbury Phases 3 & 4, Between Tidedford Street, Pavilion Green West, Saltash Lane and Saltash Place, Dorchester Dorset

Non-material amendment - changes to site levels / floor levels; design of dwellings, garages and other structures; and changes to boundary treatments and landscaping; 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).

FI3. P/NMA/2023/01604 Poundbury Phases 3 And 4

Non material amendment - amend hard & soft landscaping to outline consent 1/D/09/001363 (Develop land by the erection of 1200 dwellings, a new 450 children primary school, 25000m² of non-residential development and associated roads, drainage and other infrastructure. Make alterations to the existing Monkey's Jump roundabout on the A35(T)).

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

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

E1. **P/FUL/2023/01361 Exhibition Court London Road Dorchester, Dorset DT1 1NE**
Convert an undercroft parking space to form a secure bin and cycle store.

E2. **P/HOU/2023/01780 12 Prince Of Wales Road Dorchester Dorset DT1 1PW**
Erect ancillary building.

North Ward (Councillor A. Canning & D. Taylor)

N1. **P/LBC/2023/01304 57 High West Street Dorchester DT1 1UT**
Restore missing rusticated quoins at south-west corner, replace modern cement render on east elevation with lime render, carry out minor internal alterations.

N2. **P/FUL/2023/00203 1A South Street Dorchester Dorset DT1 1BL**
Conversion of 2 existing maisonettes into 4 flats, relocate external staircase, alter doors & windows and landscape courtyard.

N3. **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.

N4. **P/FUL/2023/01834 6 Albert Road Dorchester Dorset DT1 1SF**
Erect garage, first floor extension & alterations to existing building. Erect bike & bin stores, form parking area & carry out landscaping works to include garden wall.

N5. **P/CLE/2023/01953 6 Albert Road Dorchester DT1 1SF**
Certificate of lawfulness to provide confirmation that the development works have been commenced and that the consent should not expire - in relation to 1/E/87/137 (Make alterations to convert house into three flats and erect six new flats).

An application for a Certificate of Lawfulness is not a planning application. In determining an application for a Certificate of Lawfulness the Local Planning Authority can only consider evidence that the claimed use or development is lawful or is not lawful. Normally that it has existed, or not existed, continuously for a period of time, set by legislation, which is either 4 or 10 years.

This procedure is only concerned with evidence. The usual planning procedures which enable the Local Planning Authority to take account of National and Local Planning policies, or of the

impact of the claimed use or development on any person or the environment, or to take account of any other material consideration, do not apply in this case.

- N6. P/LBC/2023/01936 Mariners Parade 41 High East Street Dorchester Dorset DT1 1HN**
To rebuild partially collapsed boundary wall and undertake sympathetic repairs to the remainder of the boundary wall.
- N7. P/FUL/2023/01204 &P/LBC/2023/01205 (Listed Building Consent) 3 Cornhill Dorchester Dorset DT1 1BA**
Change of use and conversion of ground floor to form smaller commercial unit and 1 no. dwelling.
- N8. P/FUL/2023/00713 Former HMP Dorchester North Square Dorchester DT1 1HY**
Construction of new residential blocks (Use Class C3) with associated landscaping & car parking. Demolition of a number of non-Listed buildings. Alterations to public realm & highways in North Square and The Bow (Revised proposals in respect of the new build element, following permission WD/D/16/002697 as amended by permission WD/D/17/001269).

The applicant for the prison site has previously indicated that they would be willing to attend the Committee when the planning application is considered. The applicant has been notified that the matter will be discussed at this meeting and it is likely that he will attend the meeting.

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

No applications received to date.

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

- S1. P/HOU/2023/00752 5A Grosvenor Road Dorchester DT1 2BB**
Demolish garage and timber lean-to and erect single storey side annex.
- S2. P/HOU/2023/01476 21 Rothesay Road Dorchester DT1 2DX**
Single storey infill porch extension, side single storey extension to form orangery and rear single storey infill extension to form wet room. Replace existing garage with new timber garage to existing footprint.

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

- P1. P/HOU/2023/01838 10 Chetcombe Street Poundbury DT1 3BQ**
Erect Conservatory to rear elevation.

For information

FI1. P/NMA/2023/02071 18 Coburg Road Dorchester DT1 2HW

Non-material amendment - fenestration amendments to corner glazing to kitchen & door to playroom to planning permission 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)