



Dorchester Town Council

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28 June 2023

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday, 3 July 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 5 June 2023 (Attached).

3. Pre Consultation On new Puffin Crossing on Weymouth Ave (South)

To consider Dorset Council's proposal for a new proposed Puffin Crossing between Edward Road and Queens Ave along Weymouth Ave, Dorchester.

This new crossing is part of the redesigning of the Maumbury Junction Improvement Scheme and Highway Improvements need to publish a "Notice of Intent" as the Highway Authority, before any works commence.

And to note the new location of the Bus Stop south of Queens Ave , Removing it from its present location and an adjustment to the southbound bus stop pull-in area to allow better access around the highway tree.

4. Dorset Council Car Park Electronic Information Signage

To consider a report (attached) on the Dorset Council Car Park Electronic Signage.

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
Minutes of the Planning and Environment Committee
5 June 2023

<p>Present: Councillors A. Chisholm (the Mayor ex-officio), R. Biggs, A. Canning, L. Fry T. Harries, J. Hewitt, S. Hosford, S. Jones, F. Kent-Ledger, R. Major, R. Potter (Vice Chairman), M. Rennie, R. Ricardo (Chairman) and D. Taylor</p>

Apologies: Cllrs G. Jones and D. Leaper

Also in attendance: Cllrs S. Biles and F. Hogwood
Adrian Fox, Senior Planning Manager of City & Country
Chris Peck, Principal Transport Planner, Dorset Council

1. Declarations of Interest

Councillors L. Fry, S. Jones and D. Taylor 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 S. Biles, though not on the Planning and Environment Committee declared an interest in Agenda item 3 'Presentation on Applications P/FUL/2023/00713 and P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY' as a neighbouring resident.

2. Minutes

The minutes of the meeting of the Committee held on 2 May 2023 and approved at Council on 24 May 2023 were noted.

3. Presentation on Applications P/FUL/2023/00713 and P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY

The Committee received a presentation from Adrian Fox of City and Country. A number of members of the public attended the meeting to listen to the presentation and ask questions.

Concerns were raised by both the Committee and Members of the public regarding:

- Vehicular access to the site from The Bow

- Pedestrian and cyclist access to and from the site
- The loss of privacy for neighbouring properties due to the proposed balconies
- The uncertainty regarding the provision of affordable housing
- The reduction of three bedroomed properties for families
- The demolition of areas of the existing prison wall

The Committee noted that the applicant was awaiting a traffic modelling report and a viability study.

Due to time constraints a number of members of public were disappointed that they were unable to ask questions about the application. Due to the complexity and the high level of public interest, the Committee requested that a public consultation be held regarding the application.

The Committee requested to defer comment on the application until the July Planning and Environment Committee meeting, to allow time for a public consultation, thus enabling the committee to take full consideration of the public's comments before making a response.

The Committee requested that the application go before the Northern Area Planning Committee due to the significance and scale of the application to Dorchester.

Resolved

- i) That comment on the applications be deferred until the July Planning and Environment Committee meeting, to allow time for a public consultation, thus enabling the committee to take full consideration of the public's comments before making a response.
- ii) That a request be made to Dorset Council that the application go before the Northern Area Planning Committee due to the significance and scale of the application to Dorchester.

4. Fairfield Road Improvements

The Committee received a presentation from Chris Peck, Principal Transport Planner, Dorset Council regarding the Fairfield Road Improvements. The Committee heard that Scheme would require full planning permission, requiring:

- evidence of net biodiversity benefit and support preservation of the conservation area.
- archaeological supervision for any substantial underground works

which would entail additional costs.

The Committee heard that the current budget was insufficient to cover a full public realm scheme and that a cheaper option was also under consideration using simpler materials.

The Committee requested that a task and finish group be created to work with Dorset Council on the design proposals. The Committee requested that members of the Joint Markets Committee be invited to join the task and finish group.

Recommended

- i) That a task and finish group be created to work Dorset Council on the design proposals for Fairfield Road.
- ii) That membership of the task and finish group be extended to the Joint Markets Committee members.

5. Standing Order No. 3U

As the meeting had been in progress for over two hours, the Committee resolved to suspend Standing Order No. 3U and to continue the meeting.

Resolved

That the meeting continue so as to be able to conclude the business as set out on the Agenda.

6. 20mph Speed Limits in Dorchester

The Vice Chairman informed the Committee that he had attended a Zoom meeting hosted by 20s Plenty for Dorset regarding the Dorset Council's 20mph policy. The group had raised concerns that the existing policy was too complex and consideration should be given to an application for a 20mph areawide limit.

The Committee noted that the Planning and Environment Committee had previously approved Dorchester Town Council's 20mph policy at the Planning and Environment Committee meeting held on 4 April 2023 (Minute 81) to coordinate with the Dorset Council's 20mph policy. A 'Twin Hatted' Dorset Council member also reminded the Committee that Dorset Council would be reviewing its policy after a year.

The Committee agreed to wait until the review of the existing Dorset Council 20mph policy, before making any requests for changes.

The Committee were also asked to consider a request to fund a speed survey for Peverell Avenue East which would cost £275 +VAT, which was approved.

Resolved

- i) To wait until the review of the existing Dorset Council 20mph policy before making any requests for changes.
- ii) To fund a speed survey for Peverell Avenue East at the cost of £275 +VAT.

7. Planning Applications for Comment

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

8. Minute Update Report

The Committee noted the minute update report.

9. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 5 June 2023
Planning Applications for Comment

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

**E1. P/LBC/2023/03009 (Listed Building Consent) Flat 6 Fordington House Lancaster Road
Dorchester DT1 1NP**

Remedial repairs to the external façade.

No objection.

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

N1. 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).

Request for deferral for comment.

The Committee received a presentation from Adrian Fox of City and Country. A number of members of the public attended the meeting to listen to the presentation and ask questions.

Concerns were raised by both the Committee and Members of the public regarding:

- Vehicular access to the site from The Bow
- Pedestrian and cyclist access to and from the site
- The loss of privacy for neighbouring properties due to the proposed balconies
- The uncertainty regarding the provision of affordable housing
- The reduction of three bedroomed properties for families
- The demolition of areas of the existing prison wall

The Committee noted that the applicant was awaiting a traffic modelling report and a viability study.

Due to time constraints a number of members of public were disappointed that they were unable to ask questions about the application. Due to the complexity and the high level of public interest, the Committee requested that a public consultation be held regarding the application.

The Committee requested to defer comment on the application until the July Planning and Environment Committee meeting, to allow time for a public consultation, thus enabling the committee to take full consideration of the public's comments before making a response.

The Committee requested that the application go before the Northern Area Planning Committee due to the significance and scale of the application to Dorchester.

N2. P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY

Demolition of existing buildings that adjoin the Gatehouse & erection of new buildings to adjoin the Gatehouse (Revised proposals following listed building consent WD/D/16/002698, as amended by consent WD/D/17/002493).

Request for deferral for comment.

The Committee received a presentation from Adrian Fox of City and Country. A number of members of the public attended the meeting to listen to the presentation and ask questions.

Concerns were raised by both the Committee and Members of the public regarding:

- Vehicular access to the site from The Bow
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The Committee requested to defer comment on the application until the July Planning and Environment Committee meeting, to allow time for a public consultation, thus enabling the committee to take full consideration of the public's comments before making a response.

The Committee requested that the application go before the Northern Area Planning Committee due to the significance and scale of the application to Dorchester.

N3. P/LBC/2023/02135 (Listed Building Consent) 6 High West Street Dorchester Dorset DT1 1UJ

Carry out external alterations to display signage.

No objection.

N4. P/ADV/2023/01868 & P/LBC/2023/01894 (Listed Building Consent) 49 South Street Dorchester Dorset DT1 1DW

Display of 2no. non-illuminated fascia sign, 2no. non-illuminated ATM tablet sign, 1no. non-illuminated projecting sign, 1no. non-illuminated suspended sign, 1no. welcome/nameplate sign & 1no. level access sign.

No objection – The Committee welcomed the application.

- N5. P/FUL/2023/01305 & P/LBC/2023/01306 (Listed Building Consent) 57 High West Street
Dorchester DT1 1UT**
Erect second floor extension.

No objection.

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

- W1. P/HOU/2023/022982 Roman Road Dorchester DT1 2QW**
Remove conservatory and erect larger conservatory and extend garage.

No objection.

- W2. P/HOU/2023/02055 9 Maud Road Dorchester DT1 2LN**
Extend kitchen to rear and replace current cat slide roof with flat roof.

No objection.

- W3. P/HOU/2023/02594 35 Alexandra Road Dorchester DT1 2LZ**
Demolish conservatory, erect single storey extension and install rear dormer window.

No objection.

- W4. P/FUL/2023/00339 Former Gibbs & Dandy Site Builder Center Great Western Road
Dorchester Dorset DT1 1RZ**
Demolition of existing buildings to provide 16no. apartments (use class C3) & commercial floor space with associated parking & landscaping

No objection.

The Committee regretted the replacement of employment units with retail units but welcomed the use of a brown field site. The Committee felt that the design complemented the existing nearby buildings and surroundings.

- W5. P/HOU/2023/02919 14 Remus Close Dorchester DT1 2TQ**
Erect Single Storey Side extension.

No objection.

- W6. P/HOU/2023/01211 33 Treves Road Dorchester DT1 2HE**
Replace a pair of flat roofs, single-storey structures with a new three-storey extension Replace the existing main roof structure. Replace a single-storey front aspect structure with a new two-storey extension.

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

S1. P/HOU/2023/02374 3 Manor Road Dorchester DT1 2AU

Erect Single Storey Rear Conservatory.

No objection.

S2. P/HOU/2023/01927 1A Monmouth Road Dorchester DT1 2DE

Convert loft & create terrace. Convert garage to living space. Install entrance gates.

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 1A Monmouth Road.

S3. P/HOU/2023/02807 52 Manor Road Dorchester DT1 2AY

Front infill lean-to single storey extension. Clad brick work to front elevation. Existing side and rear elevations to be rendered

No objection.

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

No applications received to date.

For information

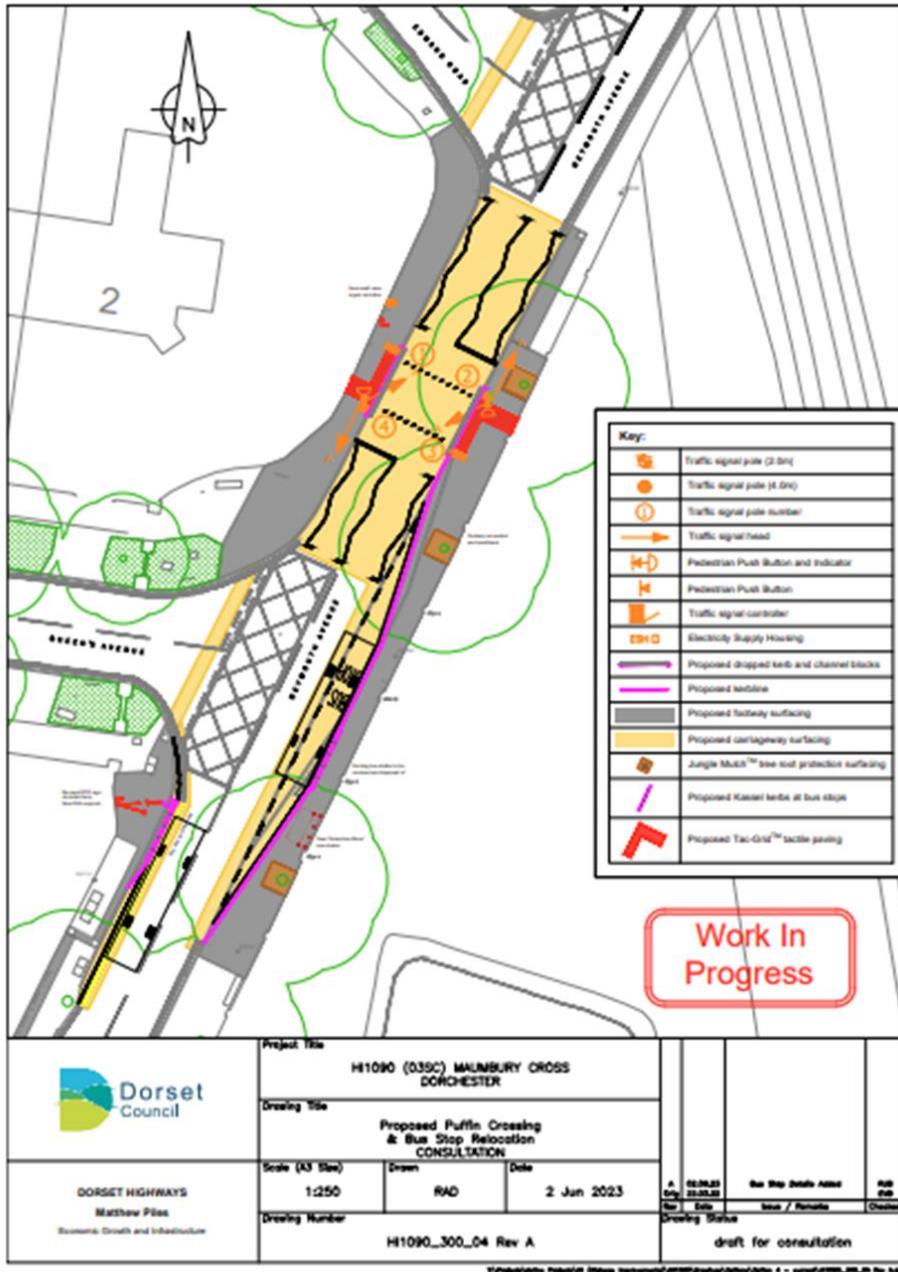
F1. P/PASO/2023/02406 Henry Ling Ltd 86 & 90 Prince Of Wales Road Dorchester DT1 1HD

Install solar PV equipment to roofs.

FI2. P/CLP/2023/02473 4 Shaston Crescent Dorchester Dorset DT1 2EB

Garage conversion with alterations to openings and attic conversion with roof lights.

Maumbury Cross
 Proposed Puffin Crossing and Bus Stop Relocation



Dorset Council Car Park Electronic Information Signage

A local resident has requested that the Town Council raise the issue of potential problems with Dorset Council's car park information signs.

These signs, which display up-to-date information on the number of available spaces, are located at key points in the town (such as Weymouth Avenue) and at the entrance to the main car parks. However, there is a concern that these signs are not always accurate and may, as a result, discourage visitors to the town.

Dorset Council has acknowledged that the signs cannot always be totally accurate. For example, the equipment records motorbikes as vehicles (in the same way as cars) even though they may not be taking up a car parking space. However, they are considered by Dorset Council to be useful in that they provide a general indication as to parking space availability and, as a result, are helpful to drivers.

Several of the signs, where they are located at the entrance to car parks, will mostly display the word 'open' rather than give a specific number of available spaces.

Members may wish to consider investigating this matter further and raising concerns with Dorset Council.

Tony Hurley
Assistant Town Clerk (Corporate)

Planning Applications for Comment

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

E1. P/LBC/2023/03133 3 Salisbury Terrace Salisbury Street Dorchester DT1 1JT

Erect scaffolding for safe access to works. Make photographic record of existing brick party wall chimney (Nos 3 - 4) . Carefully dismantle brickwork and access condition - likely to be poor.

Rebuild chimney to existing design and pattern in lime mortar. Supply and dress Code 6 lead trays at lower apron level and at ridge level. Rebed existing chimney pots and flaunch same. Renew stepped lead flashing chased and pointed into brickwork over existing lead soakers. Apply patination oil to all new lead.

E2. P/HOU/2023/03147 60 Casterbridge Road Dorchester DT1 2AG

Install front and rear dormers within the first floor, Internal alterations and adapt existing rear single storey roof.

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

N1. 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).

N2. P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY

Demolition of existing buildings that adjoin the Gatehouse & erection of new buildings to adjoin the Gatehouse (Revised proposals following listed building consent WD/D/16/002698, as amended by consent WD/D/17/002493).

N3. P/VOC/2023/02928 Top O Town House Bridport Road Dorchester Dorset DT1 1XT

Change of use of office to 9 residential apartments; erection of dwelling, refuse/cycle stores (with variation of condition No 1 of Planning permission WD/D/19/000760 to amend approved plans).

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

W1. P/HOU/2023/03132 23 Blagdon Road Dorchester DT1 2JN

Erect Single Storey Rear Extension.

W2. P/HOU/2023/01833 26 Fosse Green Dorchester Dorset DT1 2RR

Erect two storey front extension (demolish porch).

W3. P/HOU/2023/03387 101 Damers Road Dorchester DT1 2LB

Retain raised platform to be used as garden.

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

S1. P/ADV/2023/03021 25 Weymouth Avenue Dorchester DT1 1QR

Install 2 sets of illuminated fascia text signs and 1 internally illuminated Pole mounted roundel.

S2. P/FUL/2023/03321 Dorchester Tennis And Squash Club Sawmills Lane Dorchester DT1 2RZ

Replace timber external staircase and landing with steel framed staircase and larger landing/balcony area

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

No applications received to date.

FI1. P/NMA/2023/03468 12 Prince Of Wales Road Dorchester Dorset DT1 1PW

Non-material amendment - enclose entertainment area by adding glass screen to north elevation, changes to staircase and internal walls; to Planning Permission No. P/HOU/2023/01780 (Erect ancillary building).

FI2. P/NMA/2023/03657 4 Prince Of Wales Road Dorchester Dorset DT1 1PW

Non-material amendment - changes to internal layout, elevation details, site layout and landscaping; to Planning Permission No. P/FUL/2021/00987 (Demolition of existing buildings and the erection of a single block of 12 flats with small office space and refuse store and the erection of a terrace of 4 bungalows, all units designed for supported living with 8 units designed as Part M4(3): Category 3 Wheelchair user dwellings).