



**Dorchester Town Council**

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Wednesday, 3 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, 8 January 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 6 November 2023 and ratified by Council on 27 November 2023 and to note the comments made regarding the Planning Applications for Comment (agenda item 4) of the adjourned

Planning and Environment Committee meeting which was to be held on 4 December 2023 and were later considered as per the procedure agreed at the meeting of the Planning and Environment Committee meeting held on 4 October 2021 (minute 35) (attached).

**3. Notes of Fairfield Road Task and Finish Group Meeting**

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

**4. Experimental Traffic Order -Barnes Way**

The Committee are asked if they would support the addition of a single yellow line in Rothesay Road from the junction of Barnes Way to the junction of Manor Road which would be enforced during the school dropping off / collection periods (Drawing attached).

**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**  
**4 December 2023**

**Present:** R. Biggs, A. Canning, J. Hewitt, R. Ricardo (Chairman) and D. Taylor.

**Apologies:** , L. Fry, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Vice - Chairman) and M. Rennie.

The meeting of the Planning and Environment Committee to be held on Monday, 4 December 2023 was closed due to being deemed inquorate as per the Dorchester Town Council standing orders (updated July 2023) 3u and 3v.

All business on the agenda for the meeting was adjourned until the following meeting of the Planning and Environment Committee to be held on Monday, 8 January 2024, bar the planning applications for comment (agenda item 4) which were considered as per the procedure agreed at the meeting of the [Planning and Environment Committee meeting held on 4 October 2021 \(minute 35\)](#).

The following comments were submitted to Dorset Council:

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

- E1. P/FUL/2023/06443 Exhibition Court London Road Dorchester DT1 1NE**  
Convert an undercroft parking space to form a secure bin and cycle store.

No objection.

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

- N1. P/VOL/2023/06673 Dorchester Town Hall High East Street Dorchester Dorset DT1 1HF**  
Internal and external alterations to remodel the ground floor to provide a new entrance space, café/bar and community facilities (with variation of condition 2 of listed building consent P/LBC/2023/03307 to amend floor plans).

As Dorchester Town Council is the applicant, no comment will be made on this application.

- N2. P/LBC/2023/04957 17-18 High East Street Dorchester**  
Re-roofing of existing building, re-using the existing tiles. Redecoration of external elements. Damp proofing internally.

No objection.

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

- W1. P/HOU/2023/06643 55 Alexandra Road Dorchester DT1 2LZ**  
Demolish boundary wall and erect single storey rear extension.

No objection.

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

- S1. P/VOC/2023/06640 4 Alfred Road Dorchester Dorset DT1 2DW**  
Erect 1st floor extension over ground floor footprint and form single storey lean-to side infill extension (with variation of condition 3 of planning permission P/HOU/2021/05731 to amend approved plans)

No objection.

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

No applications received to date.

**For Information**

- FI1. P/NMA/2023/06323 Phase 3 Brewery Square Dorchester Weymouth Avenue**  
Non-material amendment to planning permission WD/D/18/002594 (Outline 1/D/13/000999) to alter the arrangement of the doors on the Eldridge Street Houses & the Bitter End Houses.
- FI2. P/CLP/2023/05808 11 Friary Lane Dorchester DT1 1JJ**  
Certificate of Lawful use : Alteration of use to an existing basement. Proposed change is works to address damp, insulation and addition of walls, flooring and ceiling to make into a habitable space.  
*The above Certificate of Lawful Use Proposed application has been received by Dorset Council.  
You are being notified for information purposes only.*

**Dorchester Town Council**  
**Planning & Environment Committee – 8 January 2024**  
**Agenda Item 3**

**Dorchester Town Council**  
**Fairfield Road Task and Finish Group**  
**5.00pm on Monday, 27 November 2023**

**In attendance:** Cllrs J. Hewitt, F. Hogwood and D. Taylor

**Apologies received:** Cllr M. Rennie

**Also in Attendance:** Chris Peck, Dorset Council Principal Transport Planner

- **The Draft layout**

The group looked at a proposed design scheme for Fairfield Road. The group heard that the aim of the design was to create an attractive area which would enhance the market site and include a footpath that would be adopted by Dorset Council. The group were informed that the bollards incorporated in the design would create flexibility for the market as the market provider would have the option to operate them on market days.

The group noted that although it would be desirable to place a crossing from Fairfield Road directly into Drayhorse Yard, it would not be possible as legislation does not permit a crossing at an entrance of a junction which although regularly closed off, the entrance to Drayhorse Yard, still constituted as a junction.

The group raised concerns about cars parking close to the junction to Fairfield Road on Weymouth Avenue, which made visibility difficult for pedestrians and motorists. Chris Peck suggested that it would be possible to look at placing a loading restriction and suitable curbing in the area to minimise the problem.

The group also raised concerns about the impact of additional traffic being diverted to Maumbury Road and were informed that measures such as 'keep clear' marking would be incorporated to minimise congestion.

The group were pleased to see that trees and flora had been incorporated into the scheme and were keen that trees bearing fruit which would be beneficial to birdlife could also be included and that a 5 meter gap around the stone horse-trough had been proposed to ensure that it was recognised as an important aspect of the Town's history.

It was noted that it was hoped that the first phase of works would commence in January 2024 and would be completed in March 2024.

- **Consultation**

The group agreed that a co-design process with relevant stakeholders would be of value in working out further details on what people want to see there in terms of materials. The group hoped that this could be arranged in the early part of 2024.

- **Responsibilities**

The group agreed that further discussion would be required regarding who would assume the various responsibilities of maintaining the area and any commitments of Dorchester Town Council would require approval from Council.

- **Budget**

The group noted that funding had been set aside for the scheme by both Dorchester Town Council and the Dorchester Markets Informal Joint Panel. The group agreed that further detail of the proposed scheme would be required before it would be possible to commit funding. It was suggested that several options be brought before the group.

**Date of Next Meeting**

It was agreed that the next meeting should take place in January and that the Dorset Council's Landscape Architect and the Town Clerk should be invited to attend.

Dorchester Town Council  
Planning and Environment Committee – 8 January 2024  
Agenda Item 4



**Dorchester Town Council**  
**Planning & Environment Committee – 8 January 2024**  
**Planning Applications for Comment**  
**Agenda Item 5**

**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/ADV/2023/06840 St Peters Church High West Street Dorchester Dorset DT1 1XA**  
Display 1no. replacement noticeboard.
- N2. P/LBC/2023/07082 4 Greenings Court Dorchester DT1 1HR**  
Install gas Combi Boiler and four radiators to my property. The property has an old immersion heater which is inefficient when heating water. The property has no heating currently.
- N3. P/LBC/2023/06938 6a Flat 2 High East Street Dorchester Dorset DT1 1HS**  
Replace 3 no. dormer windows.
- N4. P/ADV/2023/06677 6 Albert Road Dorchester Dorset DT1 1SF**  
Display 2 No. externally illuminated fascia signs.
- N5. P/FUL/2023/06743 1 Hardye Arcade South Street Dorchester Dorset DT1 1BZ**  
Change of use from a vacant shop to a laundrette.
- N6. P/FUL/2023/07429 24 Cornwall Road Dorchester DT1 1RX**  
Demolish existing office building and erect 4no. dwellings with off road car parking.

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

- W1. P/VOC/2023/07083 Dorset County Hospital, Williams Avenue, Dorchester, DT1 2JY**  
Partial demolition of onsite buildings and structures and the consolidation and expansion of healthcare facilities including up to 10,920 sq.m of net additional floorspace (including an extension to the emergency department and intensive care unit, expansion of medical and health services including a primary care health hub and a new hospital support centre) 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) (with variation of condition 17 of planning permission P/OUT/2022/02976 to revise the condition to reference the more relevant acoustic measurements taken closer to the NHP red line site boundary as outlined in the submitted DCH - acoustic condition 17 report 26.10.23 prepared by MACH acoustics).
- W2. P/HOU/2023/06983 177 Damers Road Dorchester DT1 2JP**  
Convert loft into living accommodation with no:1 dormer window. Demolish lean-to and erect rear extension with rooflights.

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

- S1. P/HOU/2023/06827 13 Herringston Road Dorchester Dorset DT1 2BS**  
Erect side and rear single storey extensions.

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

- P1. P/FUL/2023/07111 Winslade House, The Poundbury Dental Practice Winslade Street Poundbury Dorset DT1 3UX**  
Change of use of building from dwelling (class C3) to dental practice (class E(e)).

**For Information**

- F11. P/PABA/2023/07286 Land on northern escarpment of Poundbury, Poundbury Dorchester**  
Change of use of land to an allotment with a shed building for tool storage.
- F12. P/PACD/2023/06841 La Caverna 57 Icen Way Dorchester DT1 1EW**  
Change of use of ground floor from Commercial, Business & Services to 1no. dwelling (Use Class C3).

**Planning Issues to Note**

**1. Application P/FUL/2022/07965 14 South Street Dorchester Dorset DT1 1BS**

*(Considered at the Planning and Environment Committee meeting held on 9 January 2023)*

An Appeal has been lodged with the Planning Inspectorate against the Dorset Council's refusal of the above application. Any additional representations must be made to the Planning Inspectorate by 21 December 2023.

The Committee previously commented:

“Objection - as per policy: ‘ENV15. EFFICIENT AND APPROPRIATE USE OF LAND

i) Development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.’  
The committee felt it was inappropriate to lose the opportunity of residential accommodation when there is clear demand for affordable accommodation within the town centre.”

**2. Application P/CLP/2023/05598 6 Albert Road Dorchester Dorset DT1 1SF**

*(Considered at the Planning and Environment Committee meeting held on 6 November 2023)*

Has been refused, the case officer's report can be found at  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=400145>