

Dorchester Town Council
Minutes of the Planning and Environment Committee
4 April 2022

Present: Councillors R Biggs, L. Fry, E.S. Jones, F. Kent- Ledger, D. Leaper, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: The Mayor, Councillor G. Jones and Councillors T. Harries, J. Hewitt, and S. Hosford.

Also in attendance: Councillors S. Biles and F Hogwood.

73. Declarations of Interest

Councillors L. Fry and E.S. Jones 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. Jones declared an interest in Planning application P/FUL/2021/02623 Four Paddocks Land south of St Georges Road Dorchester.

Councillors F. Kent- Ledger and M.E. Rennie declared an interest in Planning application . P/FUL/2022/01613 Nappers House West Walks Dorchester DT1 1RF and left the room when the application was discussed.

74. Minutes

The minutes of the meeting of the Committee held on 7 March were confirmed and approved to be signed by the Chairman.

Whilst considering the minutes a Member raised concerns of unauthorised vehicles using South Street during pedestrianised hours. The Committee requested that the Clerk to the Committee write to Dorset Police and Dorset Council to request that action be taken.

75. Planning Applications for Comment

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

76. Minute Update Report

1. P/FUL/2021/01864 Vespasian House Barrack Road Dorchester DT1 1TF

The Committee were disappointed to note that the Dorset Council Northern Area Planning Committee had approved the application.

2. Minute 68 Dorchester Town Council Planning and Environment Committee held on 7 March 2022 Local Plan and Masterplan for Dorchester Town Centre Update

The Committee heard that a meeting had been set up with students from the Thomas Hardy School to discuss their vision for Dorchester. The Committee noted

that the Masterplan would be discussed at the Annual Town Meeting / Community Lunch to be held in May. The Committee agreed that a further Councillor workshop to discuss the Masterplan for Dorchester and the feedback received would be required after the Annual Town Meeting.

77. **Planning Issues to Note**

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 4 April 2022
Planning Applications for Comment

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

- E1. P/LBC/2022/01469 15 High Street Fordington Dorchester DT1 1JZ**
Repainting of south elevation with lime mortar.
No objection.
- E2. P/HOU/2021/03816 Chimes House, 6 South Walks Road, Dorchester, DT1 1ED**
Erect garage with storage space above (demolish existing garage).
Deferred until amended plans are received.
- E3. P/HOU/2022/01709 21 Syward Close Dorchester Dorset DT1 2AL**
Erect new flat roof rear extension with internal and external alterations. Erect new lean-to entrance porch, (demolish existing).
No objection.
- E4. P/FUL/2021/02623 Four Paddocks Land South of St Georges Road Dorchester (Amended Plans / Additional Comments)**
Erection of 107 No. dwellings & associated works, including the formation of access, landscape & ecological enhancements.
No objection.

The Committee requested assurance that the bedrooms in the proposed social plots met the criteria of the registered social landlord.

- E5. P/VOC/2022/01827 4 Prince Of Wales Road Dorchester Dorset DT1 1PW**
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. (With variation of condition 2 of planning permission P/FUL/2021/00987 to amend approved plans).
No objection.

The Committee welcomed the addition of the trees included in the amended plans and requested that the trees be of a good size (not whips) and be protected.

North Ward (Councillor A. Canning)

- N1. P/FUL/2022/00443 & P/LBC/2022/01270 (LBC) 19 Colliton Street Dorchester DT1 1XH**
Change of use from surgery to 1no. residential dwelling.
No objection.

- N2. P/FUL/2022/01613 Nappers House West Walks Dorchester DT1 1RF**
Erection of 2no. two storey buildings & a single storey building to create 14 almshouses & an ancillary community room (demolition of existing two storey building including 8 almshouses)

No objection in principle.

The Committee supported the application in principle on the condition that the proposals would not affect the amenity of neighbouring residents. The Committee welcomed the additional provision of almshouses.

- N3. P/LBC/2022/00440 16B High East Street Dorchester DT1 1HH (Listed Building Consent)**
Regularisation of works to replace rear door to ground floor fire escape.

No objection.

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

- W1. P/HOU/2022/01488 3 Temple Close Dorchester Dorset DT1 2QL**
Erect 2 storey side & 1 storey rear extension.

No objection.

- W2. P/HOU/2022/01642 20 Edward Road Dorchester DT1 2HL**
Erect side extension to form garage, snug and porch with master bedroom and en-suite at first floor level over.

No objection.

- W3. P/HOU/2022/01894 19 Alexandra Road Dorchester Dorset DT1 2LZ**
Erect single storey rear extension (demolish existing conservatory).

No objection.

- W4. P/HOU/2022/01892 7 Hutchins Close Dorchester DT1 2RH**
Erect first floor side extension, the existing main entrance porch and front and rear dormers are to be enlarged.

No objection.

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

- S1. P/HOU/2022/01595 1 Maumbury Square Weymouth Avenue Dorchester Dorset DT1 1TY**
Erect single storey flat roof rear/side extension (demolish existing conservatory).

No objection

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

- P1. P/VOC/2022/01520 Parkway Farm Business Park Middle Farm Way Poundbury Dorchester Dorset DT1 3AR**

Erection of 21no. commercial units (use class E) with associated access & parking facilities (with variation of condition 3 of planning permission P/FUL/2021/00684 to allow for the use of Units 17 & 18 to include Class E (d) fitness)

The Committee fully supported the application, especially having heard from the prospective tenant that the proposed fitness classes would allow access to fitness facilities to children from underrepresented backgrounds and provide opportunities of employment and apprenticeships.

The Committee considered the provision of 10 parking spaces to be adequate for the proposed community asset.

Additional Applications

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

E6. P/PALH/2022/01925 2 St Georges Close Dorchester Dorset DT1 1PG

Remove conservatory and replace with single storey rear extension. :To extend 5.50 metres beyond the rear wall of the original dwelling house: maximum height 3.00 metres : height to eaves 2.15 metres.

The Committee had no objection to the application in principle as proposed.

However the Committee were concerned that there was evidence of encroachment from the boundary line of the property on to the public footpath in Old Syward Road.

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

W5. P/HOU/2022/02100 31 Edward Road Dorchester DT1 2HL

Alterations to north elevation and rendering of remaining brick areas.

No objection.

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

**S2. P/MPO/2022/02077 Brewery Square Weymouth Avenue Dorchester Dorset DT1 1QR
(Modify Or Discharge A Planning Obligation)**

Modification of clauses 6.2 and 15 in the Section 106 Agreement dated 9th November 2015 against Outline Planning Permission 1/D/13/000999 – to bring wording in relation to mortgagees into line with the National Housing Federation.

No objection.

S3. P/HOU/2022/02056 19 Herringston Road Dorchester Dorset DT1 2BS

Construction of timber framed carport and entrance canopy. Demolition of conservatory and construction of small rear extension. Convert garage to become new rear entrance and home office space.

No objection.

For information

F11. P/CLP/2022/01997 1 Northernhay Dorchester Dorset DT1 1XP

Certificate of lawfulness to use property as a childrens home with accommodation/facilities for staff.

The Committee raised concerns about the suitability of the building for its proposed use due to the proximity to a busy road, the lack of outdoor space and the proximity to the availability of tobacco and alcohol.