

Dorchester Town Council
Minutes of the Planning and Environment Committee
1 August 2022

Present: The Mayor (Councillor J. Hewitt) , and Councillors R Biggs, E.S. Jones, F. Kent- Ledger, D. Leaper, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: Councillors T. Harries, S. Hosford and D. Taylor.

15. **Declarations of Interest**

Councillor E.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.

16. **Minutes**

The minutes of the meeting of the Committee held on 4 July were confirmed and approved to be signed by the Chairman.

17. **Local Plan Update**

Members noted the update issued from Dorset Council on the 26 July 2022.

Members thanked Dorset Council for the update and welcomed more time to get the plan right for Dorchester and hope the exemption for housing land supply from neighbouring councils will be forthcoming.

18. **Master Plan Update**

The Chairman gave an update on the master plan, the next meeting to take place at 7pm on the 24 August.

It was agreed that the Chairman and Clerk would liaise with Jo Witherden to send out an update to members prior to the 24 August meeting.

19. **Planning Applications for Comment**

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

20. **Minute Update Report**

1. **Minute 9 – Planning and Environment Committee Held on 4 July 2022:
Dorchester South Mid-Tier Accessibility Scheme – Consultation**

Members received an update from Dorset Council regarding Section 106 monies allocated to Dorchester South train station. The Committee noted and thanked Dorset Council for the update and hope the bid for DfT Access for All Funding is successful.

21. **Planning Issues to Note**

There were no planning issues to note.

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Planning & Environment Committee – 1 August 2022
Planning Applications for Comment

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

E1. P/HOU/2022/03937 8 Kings Road Dorchester DT1 1NQ

Convert existing garage into annex for use of house providing additional accommodation for guests and family.

In principle - No objection.

Request annexe is tied to existing accommodation

E2. P/FUL/2022/04328 12 Prince Of Wales Road Dorchester Dorset DT1 1PW

Change of use from a Care Home to a single residential dwelling (use class C3). Remove rear extensions & amend rear single storey roof structure to flat roof throughout. Installation of 3no. roof windows to the east aspect main roof & create a new detached ancillary building within the rear grounds.

In principle - No objection.

Request for a tree to be planted in the front garden.

E3. P/FUL/2022/04358 Garage Land off Ackerman Road Dorchester Dorset DT11 1NZ

Erect 1 No. dwelling and create new vehicular and pedestrian access (demolish existing store).

No Objection – a welcome application to clear up an eyesore, especially the use of solar panels and other eco measures.

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

N1. P/FUL/2022/04354 7 & 9 Linden Avenue Dorchester DT1 1EJ

Replace, raise & repair existing rear wall.

No Objection

N2. P/FUL/2022/03964 13A High East Street Dorchester Dorset DT1 1HH

Carry out external alterations to the existing building associated with the change of use of Flat A and Flat B to HMOs, including the installation of photovoltaic panels.

(See Appendix 2).

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

W1. P/HOU/2022/04421 101 Damers Road Dorchester DT1 2LB

Form a new vehicle access onto road and parking space to front of property.

Objection.

The Committee considered that the loss of a parking space within a residents' parking permit scheme zone, that already has a very limited number of parking spaces would have a negative impact on the existing residents and other people wishing to park in this area, meaning the neighbouring residents' amenity would be adversely affected. This would be contrary to policy ENV16 of the adopted local plan.

The Committee also questioned if the built drive complies with regulation for the size required for two cars and requested a better indication of allowances made for rain water run-off. Concerns were raised regarding the positioning of the pavement tree and the hazard this could create and the position of the street furniture

It is regrettable this is a retrospective application resulting in the loss of a garden.

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

S1. P/MPO/2022/04220 Hancock House Brewery Square Weymouth Avenue Dorchester DT1 1WX

Modification of S106 Agreement dated 9th November 2015 (as subsequently varied) and replacement of Affordable Housing Scheme 5 dated 15th March 2021 with Affordable Housing Scheme 6 - to enable the letting of the units within Hancock House to Essential Local Workers & their immediate families.

Objection.

The Committee objects to the modification of the S106 agreement as it will remove the opportunity to let these units from the Dorset Council housing register, it is important that these units are kept perpetuity for social housing. The Committee objects to point 3 under question 7 '*Prime Place, or a subsidiary thereof, to be added as an Approved Provider*', the units should not be under the control of a private landlord but kept with an approved provider of social housing.

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

P1. P/HOU/2022/04506 3 Chaseborough Square Poundbury Dorset DT1 3FA

Erect rear single storey extension. Erect garage extension and part conversion.

No Objection

For information

F11. P/CLP/2022/04514 3 Alexandra Road Dorchester Dorset DT1 2LZ

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

The above Certificate of Lawful Use Proposed has been received. You are being notified for information purposes only. (Dorset Council).

The Committee requested that the clerk write to David Walsh at Dorset Council to request a discussion on Certificates of Lawfulness. The Committee felt the number of certificates being used was detrimental to the involvement of the elected representatives to address concerns and thus contrary to the democratic process.

- FI2. P/CLP/2022/00308 Flat 1 13A High East Street Dorchester DT1 1HH & P/CLP/2022/00309 Flat 2 13A High East Street Dorchester DT1 1HH**
Certificate of lawfulness for a change of use from welling house (Class C3) to houses in multiple occupation (Class C4).