

**Dorchester Town Council**  
**Minutes of the Planning and Environment Committee**  
**3 October 2022**

**Present:** Councillors L. Fry, S. Hosford, G. Jones, S. Jones, D. Leaper, R. Potter (Chairman), M. Rennie and R. Ricardo.

**Apologies:** The Mayor (Councillor J. Hewitt) and Councillors R Biggs, T. Harries, F. Kent- Ledger and R. Major.

**29. Declarations of Interest**

Councillors L. Fry and S. Jones stated that as a 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.

Councillors S. Hosford and M. Rennie declared an interest in planning application N4.P/FUL/2022/05419 Weld Court West Walks Dorchester Dorset DT1 1RJ.

**30. Minutes**

The minutes of the meeting of the Committee held on 5 September 2022 were confirmed and signed by the Chairman.

**31. Town Centre Masterplan and Local Plan Update**

The Committee considered the revised Dorchester Town Council Town Centre Masterplan and agreed that it should be adopted. The Committee heard that the adopted plan would then be presented to the Dorset Council when discussing the local 'Dor' policies.

The Committee noted the paper which was to be presented to the Dorset Council Cabinet meeting held on 4 October 2022. The Committee agreed to take careful note of the cabinet meeting whilst bearing in mind that the Dorset Council may suffer constraints from other higher authorities. The Committee agreed to continue to monitor the situation.

**Recommended**

That the Dorchester Town Council Town Centre Masterplan be adopted.

**32. 20mph Speed Limit Approach**

The Committee considered the Dorset Council's 20mph speed limit policy. The Committee were concerned that the requirement to undertake a survey of residents, the requirement to have a threshold level of support of 60% from the respondents of households affected by the proposed 20mph scheme and the requirement of a Community Speedwatch team to be in place for at least one year was too onerous and negative in contrast to the Department for Transport's ambitions. Councillor Les Fry, a member of the Dorset Council

Place and Resources Overview Committee agreed to raise the Committee's concerns at the Place and Resources Overview Committee meeting to be held on 6 October 2022.

The Committee requested that all Town and Parish Councils be consulted on the Policy before it goes to the Dorset Council Cabinet.

### **33. Dorchester South**

The Committee considered if it should ask the Policy Committee for an amount to be allocated in the Town Council's budget to support works to Dorchester South Train Station. The Committee agreed that whilst it remained supportive of the scheme, until it was clear how much funding would be required the Committee would be unable to request funding.

It was agreed that further information regarding the cost of the works was required.

### **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**

There were no minute updates to report.

### **36. Planning Issues to Note**

There were no planning issues to note.

Dorchester Town Council  
Planning & Environment Committee – 3 October 2022  
Agenda Item 6  
Planning Applications for Comment

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

- E1. P/HOU/2022/05463 York House York Road Dorchester DT1 1QA**  
Replacement of existing entrance gates with new hardwood entrance gates & fit new black metal letterbox plate.  
  
No objection.
- E2. P/HOU/2022/05512 6 Braemar Road Dorchester DT1 2AR**  
Erect Single Storey Rear Extension.  
  
No objection.
- E3. P/HOU/2022/05722 32 Balmoral Crescent Dorchester DT1 2BW**  
Remodel of the main entrance Porch.  
  
No objection.

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

- N1. P/LBC/2022/04251 The Little Keep Barrack Road Dorchester Dorset DT1 1SQ (Listed Building Consent)**  
Works to the Orderly room only. Remove existing end grain wood block flooring and bitumen base. Lay new DPM and limecrete base supply and lay new end grain wood blocks to match removed blocks.  
  
No objection.
- N2. P/FUL/2022/05444 15 Cornhill Dorchester Dorset DT1 1BJ**  
Installation of a safety ladder on the rear elevation & alterations of existing metal guardrails to include an access gate at the top of the ladder.  
  
No objection.
- N3. P/FUL/2022/05243 Flat 11 Palace Court Durngate Street Dorchester DT1 1EU**  
Install replacement windows to front and rear elevations.  
  
No objection.
- N4. P/FUL/2022/05419 Weld Court West Walks Dorchester Dorset DT1 1RJ**  
Erect extension to resident's lounge & construct patio area.

No objection.

**N5. P/FUL/2022/05882 22 High East Street Dorchester DT1 1EZ**

Change of use of existing ground floor retail use to 2 No. self-contained flats (Class C3) (at rear) retaining part as retail (Class E).

No objection.

The Committee welcomed the addition of two extra dwellings.

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

**W1. P/FUL/2022/05704 52 Louise Road Dorchester Dorset DT1 2LU**

Erect 2no two bedroom new dwellings with off-road parking ( demolish detached garage/store).

Objection.

The Committee felt strongly that the application would be overdevelopment of the site. The proposed development would harm the living conditions of residents and future occupiers in terms of loss of privacy to the existing dwelling and neighbouring dwellings, contravening ENV.16 of the adopted Local Plan. The Committee were particularly concerned about the proposed parking arrangements and the lack of a suitable turning circle which would be dangerous for highway access.

The committee were disappointed in the proposed loss of a tree and felt the proposed replacement insufficient.

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

No applications received to date.

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

**P1. P/HOU/2022/05762 4 Hintock Street Poundbury Dorchester DT1 3FB**

Convert part of attached garage to habitable space. Install roof lights to rear roof pitch, install new door and window.

No objection.