

**Dorchester Town Council**  
**Minutes of the Planning and Environment Committee**  
**4 April 2023**

**Present:** Councillors R Biggs, A Canning, S. Jones, F. Kent – Ledger, D. Leaper, R. Major, M. Rennie and R. Ricardo (Vice Chairman).

**Apologies:** Councillors L. Fry, T. Harries, S. Hosford, R. Potter (Chairman) and D. Taylor.

**78. Declarations of Interest**

Councillor 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.

**79. Minutes**

The minutes of the meeting of the Committee held on 6 March 2023 were noted.

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

There were no updates to report.

**81. Dorchester Town Council 20mph Policy**

The Committee considered the Dorchester Town Council 20mph Policy. The Committee approved the recommended process for 20mph speed limit requests.

**Resolved**

That the proposed process for 20mph speed limit requests be approved.

**82. Request for Grit Bin – London Road**

The Committee considered a report and location assessment completed by the Assistant Town Clerk Outdoor Services (attached) following a request for a grit bin to be located in London Road.

The Committee did not support the request as the location was not on a steep incline and therefore was not deemed a location of high risk.

**Resolved**

That the request for a grit bin to be located in London Road be refused.

### **83. Planning Applications for Comment**

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

### **84. Minute Update Report**

The Committee noted the Minute Update Report.

### **85. Planning Issues to Note**

A Committee member raised concerns about the illuminated advertising signage in the shop front of 12-13 Trinity Street. The Committee requested that the clerk to the Committee write to Dorset Council to express their concerns about the illuminated shop front signage in a Conservation Area.

The Committee also raised concerns about the number of shop frontages in the Town that had screening which prevented people from being able to see in or out of the shop, therefore posing a safety risk. The Committee requested that the Clerk investigate how a policy could be created to prevent such window screens and report back to the committee at a future meeting. The Committee requested that the Clerk contact the Community Safety Partnership and invite them to a future meeting to discuss their concerns.

#### **Resolved**

- i) That the Clerk to the Committee write to Dorset Council to express their concerns about the illuminated shop front signage at 12 – 13 Trinity Street, located in the Conservation Area.
- ii) That the Clerk investigate if it would be possible for the Committee to create a shop window screen policy.
- iii) That the Clerk to the Committee invite the Community Safety Partnership to a future meeting of the Planning and Environment Committee.

**Dorchester Town Council**  
**Planning & Environment Committee – 3 April 2023**  
**Agenda Item 6 - Planning Applications for Comment**

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

**E1. P/FUL/2023/00738 1 & 2 St Georges Close Dorchester DT1 1PG**

Change of use of land to residential to extend gardens of 1 & 2 St Georges Close, and erect fencing.

Objection.

The Committee strongly objected to the application. The Committee felt that a boundary fence brought up to the footpath would make it difficult for people to pass easily, the footpath is currently well used and the volume of foot traffic would be likely to increase should the proposed development of the adjacent Four Paddocks application be approved. The Committee made reference to the Dorset Council's Safer Routes to School Scheme and considered the footpath to be an important and well used route of the scheme. The Committee were concerned that by bringing the boundary fence up to the footpath it would pose a visibility risk, particularly for pedestrians walking Southbound, compromising the safety of people using the footpath, especially as the footpath is unlit along its length.

The trees on the other side of the footpath have a tree preservation order and form an important green corridor within the area, to permit a boundary fence along the footpath would enclose the area, creating a loss of public amenity and public biodiversity.

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

**N1. P/HOU/2023/01129 129 Bridport Road Dorchester DT1 2NH**

Demolish garage, utility room and conservatory. Erect 2 storey side and rear extension.

No objection.

**N2. P/FUL/2023/01364 1A South Street Dorchester Dorset DT1 1BL**

Erect second floor extension to form 2 No. dwellings

No objection.

**N3. P/FUL/2023/01359 & P/LBC/2023/01360 (Listed Building Consent) 51 High West Street Dorchester Dorset DT1 1UT**

Reinstate railings to street frontage.

No objection.

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

**W1. P/HOU/2023/01533 52 Louise Road Dorchester Dorset DT1 2LU**

Conversion of existing detached garage & store to ancillary accommodation with a freezer store.

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 52 Louise Road.

**W2. P/OUT/2022/02977 Dorset County Hospital, Williams Avenue, Dorchester, DT1 2JY**

Partial demolition of onsite buildings and structures and the erection of up to 95 residential units, 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).

*Dorchester Town Council previously considered this application at the Planning and Environment Committee meeting held on 6 June 2022, the following comments were submitted: 'In principle no objection. In respect of the key worker housing which is supported, the Committee would welcome early dialogue with the applicant in respect of the height and elevation detail of those properties that would face onto Damers Road. The new accommodation to be sympathetic to the existing properties in that location. The Committee also felt that the green infrastructure was an important part of the development which should not be overlooked.'*

No objection. The Committee were grateful that the applicant had addressed the Committee's previous concerns regarding the application.

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

**S1. P/HOU/2023/00961 11 Manor Road Dorchester DT1 2AU**

Erect porch extension and single storey rear extension.

No objection.

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

No applications received.

For information

**FI1. P/NMA/2023/01019 Plots 456 - 469, Sector 3.61/64, North Quadrant of Poundbury Phases 3 & 4 Between Peninsula Way, Sydenham Lane, West Sydenham and Halstock Street, Dorchester Dorset**

Non-material amendment - changes to site levels / floor levels; design of dwellings, garages and other structures; and changes to boundary treatments; to Reserved Matters Approval No. WD/D/16/001590 (Access; appearance; landscaping; layout and scale for 380 houses and flats and 68.4 sq.m. of non-residential floorspace).

**FI2. P/NMA/2023/01020 Plots 621-624 & 636, Sector 4.29, North Quadrant of Poundbury Phases 3 & 4, Between Tidedford Street, Pavilion Green West, Saltash Lane and Saltash Place, Dorchester Dorset**

Non-material amendment - changes to site levels / floor levels; design of dwellings, garages and other structures; and changes to boundary treatments and landscaping; to Reserved Matters Approval No. WD/D/16/001590 (Access; appearance; landscaping; layout and scale for 380 houses and flats and 68.4 sq.m. of non-residential floorspace).

**FI3. P/NMA/2023/01604 Poundbury Phases 3 And 4**

Non material amendment - amend hard & soft landscaping to outline consent 1/D/09/001363 (Develop land by the erection of 1200 dwellings, a new 450 children primary school, 25000m<sup>2</sup> of non-residential development and associated roads, drainage and other infrastructure. Make alterations to the existing Monkey's Jump roundabout on the A35(T)).