

Dorchester Town Council
Minutes of the Planning and Environment Committee
5 June 2023

<p>Present: Councillors A. Chisholm (the Mayor ex-officio), R. Biggs, A. Canning, L. Fry T. Harries, J. Hewitt, S. Hosford, S. Jones, F. Kent-Ledger, R. Major, R. Potter (Vice Chairman), M. Rennie, R. Ricardo (Chairman) and D. Taylor</p>
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Apologies: Cllrs G. Jones and D. Leaper

Also in attendance: Cllrs S. Biles and F. Hogwood
Adrian Fox, Senior Planning Manager of City & Country
Chris Peck, Principal Transport Planner, Dorset Council

1. Declarations of Interest

Councillors L. Fry, S. Jones and D. Taylor 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. Biles, though not on the Planning and Environment Committee declared an interest in Agenda item 3 'Presentation on Applications P/FUL/2023/00713 and P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY' as a neighbouring resident.

2. Minutes

The minutes of the meeting of the Committee held on 2 May 2023 and approved at Council on 24 May 2023 were noted.

3. Presentation on Applications P/FUL/2023/00713 and P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY

The Committee received a presentation from Adrian Fox of City and Country. A number of members of the public attended the meeting to listen to the presentation and ask questions.

Concerns were raised by both the Committee and Members of the public regarding:

- Vehicular access to the site from The Bow

- Pedestrian and cyclist access to and from the site
- The loss of privacy for neighbouring properties due to the proposed balconies
- The uncertainty regarding the provision of affordable housing
- The reduction of three bedroomed properties for families
- The demolition of areas of the existing prison wall

The Committee noted that the applicant was awaiting a traffic modelling report and a viability study.

Due to time constraints a number of members of public were disappointed that they were unable to ask questions about the application. Due to the complexity and the high level of public interest, the Committee requested that a public consultation be held regarding the application.

The Committee requested to defer comment on the application until the July Planning and Environment Committee meeting, to allow time for a public consultation , thus enabling the committee to take full consideration of the public's comments before making a response.

The Committee requested that the application go before the Northern Area Planning Committee due to the significance and scale of the application to Dorchester.

Resolved

- i) That comment on the applications be deferred until the July Planning and Environment Committee meeting, to allow time for a public consultation , thus enabling the committee to take full consideration of the public's comments before making a response.
- ii) That a request be made to Dorset Council that the application go before the Northern Area Planning Committee due to the significance and scale of the application to Dorchester.

4. Fairfield Road Improvements

The Committee received a presentation from Chris Peck, Principal Transport Planner, Dorset Council regarding the Fairfield Road Improvements. The Committee heard that Scheme would require full planning permission, requiring:

- evidence of net biodiversity benefit and support preservation of the conservation area.
- archaeological supervision for any substantial underground works

which would entail additional costs.

The Committee heard that the current budget was insufficient to cover a full public realm scheme and that a cheaper option was also under consideration using simpler materials.

The Committee requested that a task and finish group be created to work with Dorset Council on the design proposals. The Committee requested that members of the Joint Markets Committee be invited to join the task and finish group.

Recommended

- i) That a task and finish group be created to work Dorset Council on the design proposals for Fairfield Road.
- ii) That membership of the task and finish group be extended to the Joint Markets Committee members.

5. Standing Order No. 3U

As the meeting had been in progress for over two hours, the Committee resolved to suspend Standing Order No. 3U and to continue the meeting.

Resolved

That the meeting continue so as to be able to conclude the business as set out on the Agenda.

6. 20mph Speed Limits in Dorchester

The Vice Chairman informed the Committee that he had attended a Zoom meeting hosted by 20s Plenty for Dorset regarding the Dorset Council's 20mph policy. The group had raised concerns that the existing policy was too complex and consideration should be given to an application for a 20mph areawide limit.

The Committee noted that the Planning and Environment Committee had previously approved Dorchester Town Council's 20mph policy at the Planning and Environment Committee meeting held on 4 April 2023 (Minute 81) to coordinate with the Dorset Council's 20mph policy. A 'Twin Hatted' Dorset Council member also reminded the Committee that Dorset Council would be reviewing its policy after a year.

The Committee agreed to wait until the review of the existing Dorset Council 20mph policy, before making any requests for changes.

The Committee were also asked to consider a request to fund a speed survey for Peverell Avenue East which would cost £275 +VAT, which was approved.

Resolved

- i) To wait until the review of the existing Dorset Council 20mph policy before making any requests for changes.
- ii) To fund a speed survey for Peverell Avenue East at the cost of £275 +VAT.

7. Planning Applications for Comment

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

8. Minute Update Report

The Committee noted the minute update report.

9. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 5 June 2023
Planning Applications for Comment

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

**E1. P/LBC/2023/03009 (Listed Building Consent) Flat 6 Fordington House Lancaster Road
Dorchester DT1 1NP**

Remedial repairs to the external façade.

No objection.

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

N1. P/FUL/2023/00713 Former HMP Dorchester North Square Dorchester DT1 1HY

Construction of new residential blocks (Use Class C3) with associated landscaping & car parking. Demolition of a number of non-Listed buildings. Alterations to public realm & highways in North Square and The Bow (Revised proposals in respect of the new build element, following permission WD/D/16/002697 as amended by permission WD/D/17/001269).

Request for deferral for comment.

The Committee received a presentation from Adrian Fox of City and Country. A number of members of the public attended the meeting to listen to the presentation and ask questions.

Concerns were raised by both the Committee and Members of the public regarding:

- Vehicular access to the site from The Bow
- Pedestrian and cyclist access to and from the site
- The loss of privacy for neighbouring properties due to the proposed balconies
- The uncertainty regarding the provision of affordable housing
- The reduction of three bedroomed properties for families
- The demolition of areas of the existing prison wall

The Committee noted that the applicant was awaiting a traffic modelling report and a viability study.

Due to time constraints a number of members of public were disappointed that they were unable to ask questions about the application. Due to the complexity and the high level of public interest, the Committee requested that a public consultation be held regarding the application.

The Committee requested to defer comment on the application until the July Planning and Environment Committee meeting, to allow time for a public consultation, thus enabling the committee to take full consideration of the public's comments before making a response.

The Committee requested that the application go before the Northern Area Planning Committee due to the significance and scale of the application to Dorchester.

N2. P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY

Demolition of existing buildings that adjoin the Gatehouse & erection of new buildings to adjoin the Gatehouse (Revised proposals following listed building consent WD/D/16/002698, as amended by consent WD/D/17/002493).

Request for deferral for comment.

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The Committee noted that the applicant was awaiting a traffic modelling report and a viability study.

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N3. P/LBC/2023/02135 (Listed Building Consent) 6 High West Street Dorchester Dorset DT1 1UJ

Carry out external alterations to display signage.

No objection.

N4. P/ADV/2023/01868 & P/LBC/2023/01894 (Listed Building Consent) 49 South Street Dorchester Dorset DT1 1DW

Display of 2no. non-illuminated fascia sign, 2no. non-illuminated ATM tablet sign, 1no. non-illuminated projecting sign, 1no. non-illuminated suspended sign, 1no. welcome/nameplate sign & 1no. level access sign.

No objection – The Committee welcomed the application.

**N5. P/FUL/2023/01305 & P/LBC/2023/01306 (Listed Building Consent) 57 High West Street
Dorchester DT1 1UT**

Erect second floor extension.

No objection.

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

W1. P/HOU/2023/022982 Roman Road Dorchester DT1 2QW

Remove conservatory and erect larger conservatory and extend garage.

No objection.

W2. P/HOU/2023/02055 9 Maud Road Dorchester DT1 2LN

Extend kitchen to rear and replace current cat slide roof with flat roof.

No objection.

W3. P/HOU/2023/02594 35 Alexandra Road Dorchester DT1 2LZ

Demolish conservatory, erect single storey extension and install rear dormer window.

No objection.

**W4. P/FUL/2023/00339 Former Gibbs & Dandy Site Builder Center Great Western Road
Dorchester Dorset DT1 1RZ**

Demolition of existing buildings to provide 16no. apartments (use class C3) & commercial floor space with associated parking & landscaping

No objection.

The Committee regretted the replacement of employment units with retail units but welcomed the use of a brown field site. The Committee felt that the design complemented the existing nearby buildings and surroundings.

W5. P/HOU/2023/02919 14 Remus Close Dorchester DT1 2TQ

Erect Single Storey Side extension.

No objection.

W6. P/HOU/2023/01211 33 Treves Road Dorchester DT1 2HE

Replace a pair of flat roofs, single-storey structures with a new three-storey extension Replace the existing main roof structure. Replace a single-storey front aspect structure with a new two-storey extension.

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

S1. P/HOU/2023/02374 3 Manor Road Dorchester DT1 2AU

Erect Single Storey Rear Conservatory.

No objection.

S2. P/HOU/2023/01927 1A Monmouth Road Dorchester DT1 2DE

Convert loft & create terrace. Convert garage to living space. Install entrance gates.

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 1A Monmouth Road.

S3. P/HOU/2023/02807 52 Manor Road Dorchester DT1 2AY

Front infill lean-to single storey extension. Clad brick work to front elevation. Existing side and rear elevations to be rendered

No objection.

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

No applications received to date.

For information

F1. P/PASO/2023/02406 Henry Ling Ltd 86 & 90 Prince Of Wales Road Dorchester DT1 1HD

Install solar PV equipment to roofs.

FI2. P/CLP/2023/02473 4 Shaston Crescent Dorchester Dorset DT1 2EB

Garage conversion with alterations to openings and attic conversion with roof lights.