

**Dorchester Town Council**  
**Minutes of the Planning and Environment Committee**  
**3 July 2023**

**Present:** Councillors A. Chisholm (the Mayor ex-officio), L. Fry, J. Hewitt, S. Hosford, S. Jones, F. Kent-Ledger, D. Leaper, R. Potter (Vice Chairman), M. Rennie, R. Ricardo (Chairman) and D. Taylor.

**Apologies:** Cllrs R. Biggs, A. Canning, T. Harries and R. Major

**Also in attendance:** Cllrs S. Biles and F. Hogwood

**10. 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 5 'Planning Applications for Comment, applications P/FUL/2023/00713 and P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY' as a neighbouring resident.

Councillor R. Potter declared an interest in Agenda item 5 'Planning Applications for Comment, applications P/FUL/2023/00713 and P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY' as the spouse of a volunteer of St Peter's Church.

**11. Minutes**

The minutes of the meeting of the Committee held on 5 June 2023 were approved and signed by the Chairman.

**12. Pre Consultation On new Puffin Crossing on Weymouth Ave (South)**

The Committee considered Dorset Council's proposal for a new proposed Puffin Crossing between Edward Road and Queens Ave along Weymouth Ave, Dorchester.

The Committee felt that more information was required about the proposal and the overall scheme for Maumbury Cross before a decision could be made and requested that a representative from Dorset Council attend the next Planning and Environment Committee to give an update.

The Committee also requested that the speed limit of 30mph be continued to the Stadium Roundabout.

**Resolved**

- a) That the Clerk to the Committee invite a representative from Dorset Council to attend the next Planning and Environment Committee to provide further information on the proposal for a puffin crossing on Weymouth Avenue and to give an update on the overall scheme for Maumbury Cross.
  
- b) That a request be made to the Dorset Council for the 30mph speed limit in Weymouth Avenue to continue Southwards to the Stadium Roundabout.

**13. Dorset Council Car Park Electronic Information Signage**

The Committee considered a report on the Dorset Council Car Park Electronic Signage. The Committee shared the local resident's concerns regarding the poor accuracy of the existing carpark signage and agreed that the inaccuracy could discourage visitors to the Town.

The Committee concluded that the messages 'Open' and 'Busy' were not helpful to the Town's residents and visitors and requested that the Clerk to the Committee write to Dorset Council to request that they make improvements to the signage to increase accuracy.

**Resolved**

That the that the Clerk to the Committee write to Dorset Council to request that they make improvements to the signage for car parks to improve their accuracy.

**14. Planning Applications for Comment**

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

A member of the public attended the meeting to raise their concerns about applications P/FUL/2023/00713 and P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY.

**15. Minute Update Report**

The Committee noted the minute update report.

**16. Planning Issues to Note**

There were no planning issues to note.

Dorchester Town Council  
Planning & Environment Committee – 3 July 2023  
Planning Applications for Comment

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

**E1. P/LBC/2023/03133 3 Salisbury Terrace Salisbury Street Dorchester DT1 1JT**

Erect scaffolding for safe access to works. Make photographic record of existing brick party wall chimney (Nos 3 - 4) . Carefully dismantle brickwork and access condition - likely to be poor.

Rebuild chimney to existing design and pattern in lime mortar. Supply and dress Code 6 lead trays at lower apron level and at ridge level. Rebed existing chimney pots and flaunch same. Renew stepped lead flashing chased and pointed into brickwork over existing lead soakers. Apply patination oil to all new lead.

No objection.

**E2. P/HOU/2023/03147 60 Casterbridge Road Dorchester DT1 2AG**

Install front and rear dormers within the first floor, Internal alterations and adapt existing rear single storey roof.

No objection.

The Committee recognised the efforts made by the applicant to provide a Bat friendly environment.

North Ward (Councillors A. Canning, A. Chisholm & 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).

Objection.

**The Site as a Heritage Asset – In Particular Block 8**

The Committee noted the Senior Conservation Officer's report dated 16/06/23. The Committee agreed with the comment '*the proposed design presentation of Block B8, illustrated in the previously approved scheme, is deemed more appropriate with regard its complimentary reflection embracing the character and appearance of the localised, prison setting.*' The Committee felt that the current proposal did not conserve nor enhance the significance of the heritage asset (as per ENV4 of the adopted local plan).

## **Transport / Access -The Bow**

The Committee shared the concerns of members of the public who had expressed concerns about the proposed highway works at the Bow and in North Square, in particular;

- The increased number of traffic movements and the impact on:
  - The road safety for all users
  - Accessibility for all users (due to the narrowing of the pathways)

The Committee requested that a new Traffic Assessment be conducted to ensure that it could be demonstrated that the proposal would not have a severe detrimental effect on road safety (as per COM 7 of the adopted Local Plan) as it was felt that the previous study was outdated due to the significance of the location in relation to the High Street and the impacts of the pandemic which has led to changes in people's shopping habits which has resulted in a considerable increase in home deliveries to the neighbouring area. The Committee felt that the current proposals did not include sufficient measures to reasonably mitigate potentially dangerous conditions.

## **Loss of Privacy to Neighbouring Residents – Blocks B3, B5, B6 & B7**

The proposed development, by reason of the height, position and bulk of the new buildings (blocks B3, B5, B6 and B7) would have an adverse effect on the amenities enjoyed by existing properties in Colliton Street, Glyde Path Road and in particular, Caters Place, by way of loss of light and loss of privacy and would appear as an overbearing element in the street scene in relation to these properties. The proposal would therefore be contrary to Policy ENV16 of the adopted Local Plan.

## **Affordable Housing / Viability**

The Committee felt that provision should be made for at least one third affordable Housing, to allow the development to closely meet the requirements of HOUS1 of the Adopted Local Plan.

The Committee echoed the comments of the Planning Policy Officer 'The planning offer may wish to consider having the submitted (*viability*) assessment independently assessed.'

## **Request for the Applications to be Considered by the Northern Area Planning Committee**

The Committee reiterated its request for the applications to go before the Northern Area Planning Committee for consideration 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).

Objection.  
As per **N1**.

**N3. P/VOC/2023/02928 Top O Town House Bridport Road Dorchester Dorset DT1 1XT**  
Change of use of office to 9 residential apartments; erection of dwelling, refuse/cycle stores (with variation of condition No 1 of Planning permission WD/D/19/000760 to amend approved plans).

No objection.

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

**W1. P/HOU/2023/03132 23 Blagdon Road Dorchester DT1 2JN**  
Erect Single Storey Rear Extension.

No objection.

**W2. P/HOU/2023/01833 26 Fosse Green Dorchester Dorset DT1 2RR**  
Erect two storey front extension (demolish porch).

No objection.

**W3. P/HOU/2023/03387 101 Damers Road Dorchester DT1 2LB**  
Retain raised platform to be used as garden.

Objection.

The Committee felt that the raised platform position and design did not relate positively to adjoining and neighbouring buildings and did not contribute positively to the character of the area, therefore contravening with ENV16 of the adopted local plan.

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

**S1. P/ADV/2023/03021 25 Weymouth Avenue Dorchester DT1 1QR**  
Install 2 sets of illuminated fascia text signs and 1 internally illuminated Pole mounted roundel.

No objection.

**S2. P/FUL/2023/03321 Dorchester Tennis And Squash Club Sawmills Lane Dorchester DT1 2RZ**  
Replace timber external staircase and landing with steel framed staircase and larger landing/balcony area

No objection.

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

No applications received to date.

## For Information

**FI1. P/NMA/2023/03468 12 Prince Of Wales Road Dorchester Dorset DT1 1PW**

Non-material amendment - enclose entertainment area by adding glass screen to north elevation, changes to staircase and internal walls; to Planning Permission No. P/HOU/2023/01780 (Erect ancillary building).

**FI2. P/NMA/2023/03657 4 Prince Of Wales Road Dorchester Dorset DT1 1PW**

Non-material amendment - changes to internal layout, elevation details, site layout and landscaping; to Planning Permission No. P/FUL/2021/00987 (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).