

Dorchester Town Council
Minutes of the Planning and Environment Committee
7 August 2023

Present: Councillors R. Biggs, L. Fry, J. Hewitt, D. Leaper, R. Potter (Vice - Chairman), Ricardo (Chairman) and D. Taylor.

Apologies: Cllrs. S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, R. Major, and M. Rennie.

Also in attendance: Councillor F. Hogwood

17. Declarations of Interest

Councillor L. Fry stated that as a member of Dorset Council's Area Planning Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning applications at this meeting.

18. Minutes

The minutes of the meeting of the Committee held on 3 July 2023 were noted.

19. Pre Consultation On new Puffin Crossing on Weymouth Ave (South) and Maumbury Cross Improvement Update

The Committee received a presentation on Dorset Council's proposal for a new proposed Puffin Crossing between Edward Road and Queens Avenue, along Weymouth Avenue and update on the Maumbury Cross improvements from Emma Baker and Roger Derrick from the Dorset Council's Highways Improvements Team.

The Committee were asked and agreed to support the proposal for a new Puffin Crossing between Edward Road and Queens Avenue, along Weymouth Avenue.

Resolved

That the Committee support the proposal for a new Puffin Crossing between Edward Road and Queens Avenue, along Weymouth Avenue.

20. Reports of Speeding at Kings Road, Dorchester

The Committee considered the concerns of a resident of Kings Road regarding speeding in the area.

Members were asked to consider if they wish to request a speed survey for Kings Road with a mind to fund a SID should the site meet the required speed criteria or if they wish to

recommend that the complaint be reported to Dorset Police for enforcement.
It was agreed that it should be recommended to the Policy Committee that a speed survey should be commissioned for Kings Road and that the Clerk to the Committee should write to Dorset Police in the meantime and request that they enforce the speed limit in the area.

Resolved

- i) That it be recommended to the Policy Committee that a speed survey be commissioned for Kings Road.
- ii) That the Clerk to the Committee should write to Dorset Police in the meantime and request that they enforce the speed limit in the area.

21. Dropped Kerb Requests

The Committee considered two requests received for dropped kerbs in Fourgates Road and Alice Road , the Committee agreed to support both proposals.

Resolved

That the Committee supports the proposal for dropped kerbs in Fourgates Road and Alice Road.

22. Planning Applications for Comment

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

23. Minute Update Report

Minute 13. Dorset Council Car Park Electronic Information Signage – 3 July 2023

The Committee heard that a response had been received from the Dorset Council and it was believed that some of the inaccuracies reported on the electronic information signage had been caused through connectivity issues to the 3g / 4g network. It was hoped that an update that was due to be rolled out would alleviate some of the issues.

24. Planning Issues to Note

There were no planning issues to note.

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Planning Applications for Comment

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

E1. P/HOU/2023/03465 6 South Walks Road Dorchester Dorset DT1 1ED

Installation of photovoltaic (PV) panels to single storey garage.

No objection.

E2. P/FUL/2023/02510 11A St Georges Road Dorchester DT1 1PA

Erect 2 No. dwellings (demolish garages/store).

No objection.

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

N1. P/FUL/2023/02590 Dorchester Islamic Centre Commercial House The Barracks, Barrack Road Dorchester DT1 1YG

Install uPVC windows.

No objection.

N2. P/FUL/2023/03306 Dorchester Town Hall High East Street Dorchester Dorset DT1 1HF

External alterations to windows on South and West elevations.

As Dorchester Town Council is the applicant, no comment will be made on this application.

N3. P/RES/2023/03565 Dorset County Hospital Williams Avenue Dorchester Dorset DT1 2JY

Reserved matters submission for approval of access, appearance, landscaping, layout and scale for New Hospitals Project including a new Emergency Department, a new 24 bed Critical Care Department and replacement helipad at roof level submitted following grant of outline planning permission number P/OUT/2022/02976 for partial demolition of onsite buildings and structures and the consolidation and expansion of healthcare facilities including up to 10,920 sq.m of net additional floorspace (including an extension to the emergency department and intensive care unit, expansion of medical and health services including a primary care health hub and a new hospital support centre) green infrastructure and other ancillary works including changes to site access arrangements.

No objection.

- N4. P/PACD/2023/03638 Location: 46 South Street Dorchester DT1 1DQ**
 Change of use of upper floors from Commercial, Business and Service to 2 No. dwellings (Use Class C3)
Considered via email.
- No objection.
- N5. P/FUL/2023/02371 37 High West Street Dorchester DT1 1UP**
 Sub-division of flat into 2 flats including minor external alterations.
- No objection.
- N6. P/FUL/2023/01305 & P/LBC/2023/01306 57 High West Street Dorchester DT1 1UT**
 Erect second floor extension.
Dorset Council have received amended plans or additional information relating to the above planning application. – Do DTC wish to make any additional comments?
- No objection.
- N7. P/FUL/2023/03396 Christchurch Court The Grove Dorchester Dorset DT1 1TD**
 Erect storage facility for mobility scooters.
- Considered via email, No objection, however it was noted that DFT guidance ‘Inclusive Mobility’ Guide and Best Practice recommends that maximum walking distances should not be greater than 50 mts some properties are over 80 Mts from the store.
- N8. P/HOU/2023/03490 14 St Helens Road Dorchester DT1 1SD**
 Erect front porch.
- Considered via email – No objection.
- N9. P/FUL/2023/03689 & P/LBC/2023/03690 (Listed Building Consent) Former Military Hospital Millers Close Marabout Industrial Estate Dorchester Dorset DT1 1YA**
 Change of use and conversion of Military Hospital to form 3 No. dwellings (use Class C3).
- Objection.
- The Committee questioned the validity of the Water Quality Neutrality Statement with its claims for improvement over hospital use, as the site has not been used as a hospital site since the 1960’s, as is recognised by the applicant in the Design, Access and Heritage Statement:
- ‘The Depot Barracks ceased to be used in 1958 when the Dorsetshire Regiment and Devonshire Regiment amalgamated, and regimental headquarters were relocated to Exeter.*
- Many of the buildings which had formed the barracks were sold to Royal Mail and Dorset County Council in the early 1960s, so it is likely that this was the fate of the hospital.’*

And has, instead been used as commercial/industrial urban land, as recognised in the applicant's previous applications P/FUL/2021/00826 and P/LBC/2021/00827:

'We do know however that the building has in the relatively recent past been in office use –we understand its last use was as offices for Bere Regis Coaches. Confirmation of this is available in the 'History of Bere Regis Bus Co 1929 -1995'(www.bereregis.org) which states

'from April 2001 the headquarters of the Bere Regis firm- which had been in Dorchester for many years , firstly at Bridport Rd and then in the old barracks on the Grove trading estate– were closed.'

We also know that the offices had been empty since 1995 –when the company ceased trading as an independent concern.'

(Supporting Statement & Heritage Assessment, Richard Burgess MA; MSc; MRTPI, 2021).

The Committee still has concerns about the change of use in this location and requests that the application go before the Dorset Council Northern Area Planning Committee so that the validity of the Water Quality Neutrality Statement in particular be considered.

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

W1. P/HOU/2023/03827 195 Damers Road Dorchester DT1 2JP

External alterations to rear conservatory.

No objection.

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

S1. P/HOU/2023/03853 98 Monmouth Road Dorchester Dorset DT1 2DQ

Replace existing first floor dormer window with first floor extension. Single storey extension.

No objection.

S2. P/HOU/2023/03425 3 Grosvenor Road Dorchester DT1 2BB

Erect single storey rear extension.

No objection.

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

P1. P/FUL/2023/03684 Flats 1 - 6, 2 Wadebridge Street Poundbury Dorset DT1 3AT

Install 6 No. air source heat pumps.

No objection.

P2. P/FUL/2023/03685 Flats 1 - 6, 6 Ladock Green Poundbury Dorset DT1 3AU
Install 6 No. air source heat pumps.

No objection.

P3. P/FUL/2023/03686 Flats 1-4, 2 Buttermarket Poundbury Dorset DT1 3AZ
Install 4 No. air source heat pumps.

No objection.

P4. P/FUL/2023/03688 Flats 1-4, 5 Buttermarket Poundbury Dorset DT1 3AZ
Install 4 No. air source heat pumps.

No objection.

For Information

- FI1. P/CLP/2023/03639 192 Bridport Road Poundbury Dorchester Dorset DT1 3BN**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI2. P/CLP/2023/03640 194 Bridport Road Poundbury Dorchester Dorset DT1 3BN**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI3. P/CLP/2023/03641 196 Bridport Road Poundbury Dorchester Dorset DT1 3BN**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI4. P/CLP/2023/03642 14 Inglescombe Street Poundbury Dorchester Dorset DT1 3BD**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI5. P/CLP/2023/03643 16 Inglescombe Street Poundbury Dorchester Dorset DT1 3BD**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI6. P/CLP/2023/03644 18 Inglescombe Street Poundbury Dorchester Dorset DT1 3BD**
Install air source heat pump to rear.
The above Certificate of Lawful Use Proposed application has been received. You are being notified for information purposes only.
- FI7. P/NMA/2023/04238 PLOT 469, SECTOR 3.61/64 OF POUNDBURY PHASES 3 AND 4 Poundbury**
Non material amendment to P/NMA/2023/01019 (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).) to propose alterations to Plot 469 at Poundbury 3.61/64 to suit existing road levels on site resulting in the loss of two ground floor windows on the West Sydenham Street elevation as detailed on drawing no. 23008-3.61-3.64-469-601-D. The loss of windows is required to satisfy Highways levels. Railing added to Plot 469 to reflect Plots along West Sydenham Street. Soft landscaping added to Plot 469 to provide an architectural feature following the loss of the ground floor windows