

Dorchester Town Council

Minutes of the Planning and Environment Committee

4 November 2024

Present: Councillors R. Potter (the Mayor ex-officio & Vice Chairman), R. Biggs, S. Biles, P. Farmer, J. Germodo, F. Hogwood, S. Jones, F. Kent-Ledger, D. Leaper, V. Lloyd-Jones, K. Reid, M. Rennie, R. Ricardo (Chairman) and D. Taylor

Apologies: L. Fry, J. Hewitt and R. Major

Also in attendance:

Stewart Palmer, DTAG

Robert Ackland, Director of The Brewery Square Development Company Ltd

Eddie Hill, Halo Developments Ltd.

Kim Slowe, Leaper Land Promotion Ltd

25. **Declarations of Interest**

Councillor D. Taylor stated that as a member of Dorset Council's Northern 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. They would take part in the debate but not vote on planning applications at this meeting.

26. **Minutes**

The minutes of the meeting of the Committee held on 7 October 2024 were approved by the Committee and signed by the chairman.

27. **Parking in Dorchester**

The Committee was informed that Dorset Council's Service Manager for Parking Services was not able to attend the meeting but the Committee agreed to defer the item until the next meeting.

28. **Highways Alteration, London Road Request**

The Committee considered a request from Dorchester Transport Action Group for the support of Dorchester Town Council for a bus stop and traffic island in London Road. Stewart Palmer (Chair of DTAG) stated that there was a need for safer crossing arrangements so that people in the retirement accommodation could access the convenience store in the garage.

Cllr Jones was concerned that the existing bus route (Damory No.2) did not directly go into the town centre. However Mr Palmer explained that it might be possible to request that buses coming in from Blandford be scheduled to stop on London Road. Cllr Jones considered that the majority of people crossing the London Road were those walking along the riverside. Cllr Farmer agreed that it was very difficult for pedestrians to cross the London Road and any safer arrangements would be welcomed.

Resolved

That the Council submits a request to Dorset Council for consideration to be given to both installing safer pedestrian crossing facilities on London Road and establishing a new bus stop for those wishing to travel to the town centre.

29. Presentation on Application P/FUL/2022/05673

The Committee received a presentation from Robert Ackland, Director of The Brewery Square Development Company Ltd, and Eddie Hill, Halo Developments Ltd, regarding application P/FUL/2022/05673 The Maltings and Maltings Mews Pope Street / Eldridge Street Dorchester Dorset.

Mr Ackland explained that in response to concerns raised by neighbouring residents, the design of the scheme for Maltings Mews had been amended to reduce glazing on the elevation facing on to the rear of properties on Prince of Wales Road. Mr Hill stated that the levels on the plans regarding the height of the building had been confirmed as correct by Dorset Council. Mr Ackland reminded the Committee that there was an extant planning permission for Maltings Mews.

Cllr Rennie stated that the design lacked any details or interest in the brickwork. Mr Hill confirmed that more detailing could be added to the design of the brickwork. Cllr Rennie also stated that she was unhappy with the scale of the building and that there may need to be a more substantial fence and planting along the boundary between the site and the gardens of the Prince of Wales Road properties. Cllrs Kent-Ledger and Jones were also concerned about the lack of detail in the brickwork and the scale of the Maltings Mews.

The Chairman invited Neil Williams, an architect appointed by Mr and Mrs Snow (residents on Prince of Wales Road) to speak to the committee. Mr Williams had appraised the scheme for his clients and was of the view that the new design for Maltings Mews was higher than that of the extant permission and that most of the glazing that had been removed was just for common areas (e.g. staircases) rather than in residential units. Mr Snow stated that he and other residents on Prince of Wales Road were very concerned about the height of the proposed new building. Mr Williams also stated that the wall along the rear of the gardens on Prince of Wales Road could not act as a retaining wall if the ground was made higher on the Brewery Square side of the building.

The committee agreed that it would object to the planning application due to the overbearing nature of the design of Malting Mews in relation to the properties on Prince of Wales Road and request that Dorset Council refer the application to its Planning Committee to be determined.

Resolved

That Dorset Council be informed that Dorchester Town Council wishes to object to planning application P/FUL/2022/05673 due to the height and mass of the Maltings Mews building the lack of visual/architectural interest and detail in the brickwork of the side of the building facing onto the Prince of Wales Road properties. The Town Council also requests

that the planning application be referred to Dorset Council's Planning Committee for determination.

30. Planning Applications for Comment

The Committee considered the planning applications referred by Dorset Council to the Council for comment.

Application P/FUL/2024/04757 Land and Buildings at Fordington Farm Alington Avenue Dorchester

The Chairman invited Mr Kim Slowe of Leaper Land Promotion Ltd, the developers for the scheme, to answer committee questions. Cllr Jones raised the issue of pedestrian access through the northern part of the site and onto Sandringham playing field car park to assist pedestrian access to the play area. Members also requested more planting within the scheme. Mr Slowe indicated that this suggestion would be acceptable. Mr Slowe also explained that some of the units would be affordable in perpetuity.

The Assistant Town Clerk informed the committee that the issue of permission for access to the development from Armada Way via the entrance to the Town Council's car park, would be considered by Management Committee at its next meeting.

Resolved

That the comments on the various planning applications, as set out in Appendix 1, be submitted to Dorset Council.

31. Minute Update Report

There were no minute updates to report.

32. Planning Issues to Note

There were no Planning Issues to note.

**Dorchester Town Council
Planning & Environment Committee – 4 November 2024
Planning Applications for Comment**

East Ward (Councillors P. Farmer, S. Jones, F. Kent-Ledger, R. Major and K. Reid)

- E1. P/FUL/2024/04757 Land and Buildings at Fordington Farm Alington Avenue Dorchester**
Demolish existing farm buildings. Erect 7 dwellings with associated garages & parking. Form new vehicular access.

No objection.

The committee welcomed the scheme but requested that a public footpath be established across the northern area of the site to enable pedestrian access to the Sandringham recreation ground and play area. The committee also requested additional planting within the scheme.

It should be noted that the access arrangements will be considered at the next meeting of the Dorchester Town Council Management Committee.

- E2. P/HOU/2024/05784 60 Eddison Avenue Dorchester DT1 1NY**

Erect Rear Porch.

No objection.

- E3. P/LBC/2024/05950 Fordington House Flat 6 Lancaster Road Dorchester DT1 1NP**

Subdivision of first floor bedroom.

No objection.

- E4. P/HOU/2024/06157 42 Alington Avenue Dorchester DT1 2AB**

Install dropped kerb & form vehicular access.

The committee objected to this application on the basis of its impact on the safety of pedestrians and other road users and its detrimental affect on an attractive boundary wall.

- E5. P/HOU/2024/05970 38 Prince Of Wales Road Dorchester DT1 1PW**

Installation of 2 Air Source Heat Pumps.

No objection.

North Ward (Councillors s. Biles, A. Canning, V. Lloyd-Jones & D. Taylor)

- N1. P/HOU/2024/05622 & P/LBC/2024/05623 11 Princes Street Dorchester DT1 1TW**

Dismantle and rebuild chimney stack.

No objection.

- N2. P/FUL/2024/06041 & P/LBC/2024/06042 (Listed Building Consent) 2 Cornhill Dorchester DT1 1BA**

Change of use to convert basement, first, second & third floor into four apartments, retaining retail unit at ground floor.

The committee expressed concerns about the potential lack of natural light in the basement residential unit.

N3. P/MPO/2024/05981 Former Tennis Courts East Of West Walks Dorchester

Modification of a planning obligation dated 30 July 2024 relating to Planning Permission No. WD/D/20/00/1242, To amend the definition of "Social Rent Unit" and "Ceiling Rent", as it could currently be interpreted that the social rent plus service charges cannot exceed the Local Housing Allowance rate.

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

N4. P/FUL/2024/06225 29 High West Street Dorchester DT1 1UP

Replace glazed conservatory roof with pitched roof with rooflights

No objection.

N5. P/LBC/2024/06134 38 South Street & 5A Trinity Street Dorchester DT1 1DF

38 South Street - Install new shop front including new external door and steps to serve flat above shop. Demolish and re-build first floor rear extension. Remove and replace roofs. Carry out internal and external alterations.

5A Trinity Street - Remove and replace roof, carry out internal and external alterations.

No objection.

N6. P/FUL/2024/05819 Vespasian House Barrack Road Dorchester DT1 1TS

Installation of 14no. balconies & doors to north-west & south-east elevations.

No objection.

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

W1. P/HOU/2024/05997 3 Clarence Road Dorchester DT1 2HF

Erect two storey extension, replacement porch and install PV array to the South aspect roof (demolish conservatory)

No objection.

South Ward (Councillors R. Potter and M. Rennie)

S1. P/FUL/2022/05673 The Maltings and Maltings Mews Pope Street / Eldridge Street Dorchester Dorset

Change of use & conversion of The Maltings to create flexible commercial (Use Class E)/community (Use Class F2)) uses & parking purposes at basement floor & for residential (Use Class C3) at ground to second floors; with external alterations, extension to existing basement & erection of side extensions up to five storeys (to provide a total of 43 flats). Erection of five-storey building (Malting Mews) with parking at ground floor & residential use (Use Class C3) at first to fourth floors (33 flats).

Objection

The committee objected due to the height and mass of the Maltings Mews building and the lack of visual/architectural interest and detail in the brickwork of the side of the building facing onto the Prince of Wales Road properties.

The Town Council also requests that the planning application be referred to Dorset Council's Planning Committee for determination.

Poundbury Ward (Councillors R. Biggs, F. Hogwood and D. Leaper)

P1. P/FUL/2024/05529 Castle View Nursing Home Bridport Road Poundbury DT1 2NH

Erection of extension to main entrance porch, including reception. Erection of garden lounge extension.

No objection

For Information

FI1. P/CLP/2024/05674 26 Alington Road Dorchester DT1 1NT

Certificate of Lawfulness for a loft conversion including addition of dormer window to rear elevation and roof light to front elevation.

Certificate of Lawful Use Proposed application has been received by Dorset Council. You are being notified for information purposes only.

Circulated to Councillors 15 October 2024.

FI2. P/CLE/2024/05439 22 South Walks Road Dorchester DT1 1ED

Certificate of lawfulness to retain extension.

Certificate of Lawful Use Proposed application has been received by Dorset Council. You are being notified for information purposes only.

Circulated to Councillors 15 October 2024.

FI3. P/CLP/2024/05763 6 Wollaston Road Dorchester DT1 1EQ

Certificate of lawfulness to convert from 2 no flats to 1 no. single dwelling.

Certificate of Lawful Use Proposed application has been received by Dorset Council. You are being notified for information purposes only.

Circulated to Councillors 15 October 2024.