

Dorchester Town Council
Minutes of the Planning and Environment Committee
3 March 2025

Present: Councillors R. Potter (the Mayor ex-officio & Vice Chair), S. Biles, A. Canning, P. Farmer, L. Fry, J. Hewitt, F. Hogwood, S. Jones, D. Leaper, M. Rennie and R. Ricardo (Chair).

Apologies: Cllrs R. Biggs, J. Germodo, F. Kent-Ledger, V. Lloyd-Jones and D. Taylor.

Also in attendance: Members of the public with concerns regarding application P/FUL/2024/05669 134 Coburg Road Dorchester DT1 2HT.

52. Declarations of Interest

Councillor L. Fry 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. He would take part in the debate but not vote on planning applications at this meeting.

53. Minutes

The minutes of the meeting of the Committee held on 3 February 2025 were signed by the chairman.

54. Lower South Street - Gorge Fire Update

The Committee heard that the site had been handed over to the contractors who were doing the safety work and removing the dangerous materials and erecting the safety scaffolding. The Committee noted that the Dorchester Town Council planters had been removed from the site and some additional access had been reinstated to the Gould department store.

The Committee implored that it was crucial that access be reopened to Hardy Arcade as soon as possible.

55. Planning Applications for Comment

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

Resolved

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

56. Minute Update Report

There were no minute updates to report.

57. Planning Issues to Note

In light of an article posted in the local newspaper regarding residential parking in Dorchester, the Committee requested an update at the next meeting of the Planning and Environment Committee.

Resolved

That the Committee be provided with an update on residential parking in Dorchester at the next meeting of the Planning and Environment Committee.

Dorchester Town Council
 Planning & Environment Committee – 3 March 2025
 Planning Applications for Comment

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

E1. P/HOU/2025/00645 15 Came View Road Dorchester DT1 2AE
 Erect 2 storey rear extension and carry out external alterations.

No objection.

E2. P/FUL/2025/00546 38 St Georges Road Dorchester DT1 1PA
 Erect two-storey dwelling with off-road parking.

No objection.

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

N1. P/FUL/2024/07405 1-10 School Close Colliton Street Dorchester DT1 1XS
 Install replacement windows and external doors.

No objection.

N2. P/ADV/2025/00672 9 South Street Dorchester DT1 1BL
 Display 1no. non-illuminated fascia sign, display 1no. non-illuminated hanging sign.

No objection.

N3. P/LBC/2024/06465 4 Cornhill Dorchester DT1 1BA
 Carry out internal alterations replace flat roof and remove rooflights.

No objection.

N4. P/HOU/2025/01058 16 Arnhem Green Dorchester DT1 2PS
 Erect first floor side extension.

No objection.

N5. P/FUL/2024/07331 The Forum Centre Trinity Street Dorchester
 Change of use from a shop (A1) to laundrette (SG)

No objection.

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

W1. P/FUL/2025/00345 Unit B Great Western House Great Western Industrial Estate Dorchester DT1 1RD
 Erect extractor flue & install illuminated signage to front.

No objection providing that the noise generated from the extractor flue is minimised.

W2. P/HOU/2025/00411 38 Treves Road Dorchester DT1 2HE

Erect front porch with rooflight, erect single storey rear extension and external alterations.

No objection.

W3. P/FUL/2024/05669 134 Coburg Road Dorchester DT1 2HT

Retain outbuilding & change of use to residential for use as holiday let. Form vehicular access & parking.

Objection.

The Committee strongly objected to this application as they felt that the holiday let in its position of the garden of 134 Coburg Road was an inappropriate use of the land in a residential area, contravening ENV15 of the adopted local plan and that it also construed as overdevelopment of the site.

The Committee were also aware of an additional building positioned in front of the property specified within the application. Due to this the Committee felt that any inhabitant would suffer loss of light and excess shadowing, contravening ENV16 of the adopted local plan.

The Committee were also concerned that the building within this retrospective application had had a significant adverse effect on the amenity of the neighbouring properties due to the excessive overshadowing and overbearing impact of the building.

The Committee were concerned about noise that would be generated from the building as a holiday let, due to guests whilst on holiday, coming and going at all times of the day, which would generate a level of activity and noise that would detract significantly from the character and amenity of the residential area and quiet enjoyment of residential properties thus contravening ENV16 of the adopted local plan.

The Committee objected to the proposed vehicular access and parking due to the severe detrimental effect on road safety (as per COM7 of the adopted local plan). The height of the fences would severely reduce visibility. Concerns were heightened due to the proximity to the adjacent junction and schools. The Committee queried if the size of the proposed access and parking area met legislative requirements.

W4. P/PACD/2025/00777 47 Olga Road Dorchester DT1 2LY

Change of use of hair salon (Class E) to 1no. residential dwelling (Class C3)

No objection.

W5. P/ADV/2025/00680 Unit B Great Western House Great Western Industrial Estate Dorchester DT1 1RD

Display 1no. Illuminated fascia sign.

No objection.

W6. P/FUL/2024/07256 Former garage block site Garfield Avenue Dorchester

Erection of 1no. dwelling, detached garage with gym. Creation of associated off road parking (demolition of existing garage blocks)

No objection.

W7. P/FUL/2025/01029 Great Western Industrial Estate, Unit 4 Great Western Industrial Estate Access Road Dorchester DT1 1RD

Retain Ministry of Transport (MOT) test bay within existing vehicle workshop.

No objection.

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

S1. P/HOU/2025/00359 5 Kingsbere Crescent Dorchester DT1 2DY

Erect 2 storey front extension, 2 storey and single storey rear extension, extend existing entrance porch and replace roof with new hipped roof.

No objection.

S2. P/HOU/2025/01043 1 Rothesay Road Dorchester DT1 2DT

Replace garage with single-storey, lean-to "wrap round" extension.

No objection.

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

No applications received.