

Dorchester Town Council

Minutes of the Planning and Environment Committee

7 April 2025

Present: Councillors R. Potter (the Mayor ex-officio & Vice Chair), S.Biles, P. Farmer, L. Fry, J. Hewitt, F. Kent-Ledger, V. Lloyd-Jones, K. Reid, M. Rennie and R. Ricardo (Chair).

Apologies: Cllrs R. Biggs, S. Jones, D. Leaper and D. Taylor

Also in attendance: Members of the public with concerns regarding planning appeal
P/CLP/2024/02687 6 Albert Road Dorchester Dorset DT1 1SF

58. 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.

59. Minutes

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

60. Parking in Dorchester

The Committee noted that confirmation had been received from Dorset Council that a Countywide parking review would be conducted shortly where the views of Parish and Town Councils would be requested by Dorset Council. The Committee requested that the Clerk to the committee contact the Dorset Council to ascertain the proposed timescales for the review and any consultations.

Resolved

That the Clerk to the committee contact the Dorset Council to ascertain the proposed timescales for the review and any consultations.

61. 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.

62. Minute Update Report

The Committee noted that a walk way would be opened between lower and upper South Street following the fire at the Gorge Café and pedestrian access would be reinstated.

63. Planning Issues to Note

There were no planning issues to note.

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Planning & Environment Committee – 7 April 2025
Planning Applications for Comment

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

E1. P/ADV/2025/01152 Casterbridge Court 32 London Road Dorchester DT1 1WY

Display 1 no. non illuminated V shaped stack sign.

Objection.

The Committee felt that the proposed signage would neither enhance nor contribute positively to the entrance of the Town's Conservation Area and would have a negative impact on the local landscape and the historic character of the area, in direct contravention of Policy ENV14 of the adopted Local Plan. The Committee further considered the scale and design of the proposed signage to be inappropriate, being excessively large, visually overbearing, and out of keeping with its sensitive surroundings. The Committee were concerned that the signage would visually dominate the building.

It was considered that the sign would create an unnecessary and unacceptable distraction to motorists, thereby posing a material risk to highway safety (COM7).

E2. P/LBC/2025/01230 43 High East Street Dorchester DT1 1HN

Replace 3 no. windows, door & doorframe at front of property.

No objection.

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

N1. P/LBC/2025/01183 9 South Street Dorchester DT1 1BL

Display 1no. non-illuminated fascia sign, display 1no. non-illuminated hanging sign.
 Decorations to brand logo colours.

No objection.

N2. P/FUL/2025/01150 Site outside / fronting 11 South Street Dorchester

Erect a statue of Sylvia Townsend Warner, information board & associated foundations.

As Dorchester Town Council will in principle have a vested interest in the statue as per minute 60 of the Dorchester Town Council Management Committee meeting held on 17 March 2025, no comment will be made on this application.

N3. P/LBC/2025/01629 1-2 High West Street Dorchester DT1 1UG

Removal of external bank signage including projecting sign.
 Removal of 3 No. ATM's with opening securely infilled and faced with stone to match existing.

Objection.

The Committee objected to the removal of the ATMs, on the grounds that their removal would disadvantage residents within the community who rely on the facilities.

N4. P/LBC/2025/00829 47 Colliton Street Dorchester DT1 1XH

Retain installation of combination boiler and flue. Removal of back boiler unit, seal chimney flue, removal of water tanks and redundant pipework.

No objection.

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

W1. P/FUL/2025/01571 Dorset County Hospital Williams Avenue Dorchester DT1 2JY

Erect pre-fabricated changing places toilet.

No objection.

W2. P/HOU/2025/01805 16 Louise Road Dorchester DT1 2LT

Erect single storey rear extension forming extended kitchen.

No objection.

W3. P/HOU/2025/01873 15 Barrow Close Dorchester DT1 2HG

Installation of air source heat pump.

No objection.

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

S1. P/HOU/2025/01125 4 Manor Road Dorchester DT1 2AU

Erect single storey rear extension with associated alterations.

No objection.

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

P1. P/VOC/2025/01450 Peninsula Way Phases 3 and 4 Poundbury

Reserved matters application for the implementation of boulevard with double row of trees as required by condition 14 of Outline Planning Permission reference 1/D/09/001363 (with variation of condition 1 of planning permission WD/D/15/000379 to amend approved plans).

No objection.

Notice of Appeal

A1. P/CLP/2024/02687 6 Albert Road Dorchester Dorset DT1 1SF

Certificate of Proposed Use to confirm that planning permission 1/E/87/137 remains extant.

An appeal has been made to the Secretary of State against the Dorset Council's refusal of the above application.

The Committee requested that the following comment be submitted to the Planning Inspectorate: 'The Committee agreed with the comments of the Dorset Council Case Officer designated to the application made in the Officer Report dated 23 July 2024. The Committee also wished to draw attention to the Tree Preservation Orders that have been designated for the site.'

- A2. P/LBC/2024/04361 Flat 6 Fordington House Lancaster Road Dorchester DT1 1NP**
Subdivision of first floor bedroom.

- A3. P/LBC/2024/05950 Fordington House Flat 6 Lancaster Road Dorchester DT1 1NP**
Subdivision of first floor bedroom.