



**Dorchester Town Council**  
Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF  
Telephone: (01305) 266861

**For information about this agenda contact Georgina Wakely**  
**[g.wakely@dorchester-tc.gov.uk](mailto:g.wakely@dorchester-tc.gov.uk)**

31 March 2021

**Agenda** for the meeting of the **Planning and Environment Committee** which will be held via the ZOOM VIDEO CONFERENCING PLATFORM on Tuesday, 6 April 2021 commencing at 7.00pm.

Adrian Stuart  
Town Clerk

You will be able to join the meeting by using the link: <https://us02web.zoom.us/j/87415397457>

#### **Public Speaking at the Meeting**

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please contact the Clerk by 9.00am on the morning of the meeting. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

#### **Member Code of Conduct: Declaration of Interests**

Members are reminded that it is their responsibility to disclose pecuniary or non-pecuniary interests where appropriate. A Member who declares a pecuniary interest must leave the room unless a suitable dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

#### **Membership of the Committee**

Councillors R. Biggs (the Mayor ex-officio), A. Canning, L. Fry, T. Harries (Vice- Chairman), J. Hewitt, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, R. Major, R. Potter (Chairman), M. Rennie and R. Ricardo

#### **1. Apologies and Declarations of Interest**

It is recommended that twin hatted Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

#### **2. Minutes**

To confirm and sign the Minutes of the meeting of the Committee held on 1 March 2021.

#### **3. Change of Date for the May Planning and Environment Committee Meeting**

To note that the Planning and Environment Committee meeting due to be held on 4 May will now be held on Monday, 26 April.

#### **4. Transition Town Dorchester**

To receive a presentation from Kate Forrester regarding the work of Transition Town Dorchester.

- 5. Local Cycle and Walking Infrastructure Plan**  
To receive a presentation from Chris Peck, Cycling and Walking Officer for Dorset Council regarding Dorset Council's Local Cycling and Walking Infrastructure Plan.
- 6. Climate and Ecological Emergency Bill**  
To note the Climate and Ecological Emergency Bill that is due to go before Parliament for a second reading. The Bill can be viewed by visiting <https://publications.parliament.uk/pa/bills/cbill/58-01/0172/200172.pdf>.
- 7. Speed Indicator Device**  
To consider the relocation of the Speed Indicator Device from the East bound site at Max Gate to either Bridport Road or Middle Farm Way or both sites. The Committee are invited to suggest an alternative location but should note that the siting of the SID would subject to a Speed Survey (at a cost to Dorchester Town Council) and subject to approval by Dorset Council should the location meet the criteria required.
- 8. Notice of Variation to Off Street Parking Places West Dorset 2021**  
To note the changes to the charging period in Dorset Council owned car parks with effect from 1 April 2021 (attached).
- 9. A Guidance note for Town and Parish Councils on Planning Enforcement at Dorset Council**  
To note the Dorset Council's Guidance note for Town and Parish Councils on Planning Enforcement at Dorset Council (attached).
- 10. Planning Applications for Comment**  
To receive and comment on the planning applications received from Dorset Council (attached).
- 11. Minute Update Report**  
To receive and consider the minute updates reported.
- 12. Planning Issues to Note**  
To note any planning related issues including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others.

## Dorchester Town Council

### Minutes of the Planning and Environment Committee held via the Zoom Video Conferencing Platform

1 March 2021

Present: The Mayor, Councillor R Biggs, and Councillors A. Canning, L. Fry, J. Hewitt, S. Hosford, E.S. Jones, G. Jones, F. Kent-Ledger, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: Councillor T Harries.

Also in attendance: Councillors S. Biles, F. Hogwood and D Leaper.

**73. 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.

**74. Minutes**

The minutes of the meeting of the Committee held on 1 February 2021 were confirmed and approved to be signed by the Chairman.

**75. Response To The Dorset Council Local Plan Options Consultation**

The Committee considered the suggested response to the Dorset Local Plan Consultation. The Committee received a summary of the DOR13 response from the author of the document and were given an opportunity to ask any questions and make comment.

The Committee discussed the additional responses to the DOR, COM, ECON, ENV and HOUS policies.

The Committee approved the consultation responses subject to some minor changes and authorised the Town Clerk to submit the response to the Dorset Council.

The Committee wished to convey their thanks to STAND and The People's Assemblies for their efforts to involve the local community in the consultation process and for hosting a number of public meetings via the Zoom video conferencing platform.

**Resolved**

- I. That the Dorchester Town Council response to the Dorset Council Local Plan consultation be submitted subject to some minor changes.

**76. Dorchester South Railway Station**

The Committee discussed the appearance of the Dorchester South Railway Station and expressed their disappointment at the amount of litter that had accumulated at the station. The Committee were disappointed that no improvement had been made since Network Rail had been contacted in late 2020.

The Committee heard that the local MP for West Dorset, Chris Loder had been informed of the Town Council's concerns and would be meeting with Network Rail to discuss the matter.

**77. Planning Applications for Comment**

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

**78. Minute Update Report**

The Committee heard that the Dorset Council would be implementing from 1 March a policy to offer Town and Parish Councils six free parking days in its car parks through out the year, four of which could be used at any time of the year excluding December, one on small business Saturday in December and one on a chosen weekday in December. The Committee were disappointed that the days offered were restrictive but requested that the Chamber of Business and the Dorchester BID be consulted by the Town Council when selecting the dates for free parking.

**79. Planning Issues to Note**

A member informed the Committee that they had received a request for a pedestrian crossing to be installed at Greys Bridge to the footpath to the Dorset County Showground. The Committee agreed that it was a dangerous road to cross. The Committee requested that the Clerk to the Committee contact the Dorset Council to request that a pedestrian crossing be installed.

A member informed the committee that the footpath that ran from Barnes Way to Mellstock Avenue had been closed off to the public and requested that the Clerk to the Committee contact the Dorset Council to request that it be reopened.

**Resolved**

- I. That the Clerk to the Committee would write to the Dorset Council to request a pedestrian crossing at Greys Bridge to the footpath that led to the Dorset County Showground.
- II. That the Clerk to the Committee contact the Dorset Council and request that the footpath that runs from Mellstock Avenue to Barnes Way be reopened.

**Agenda Item 5  
Dorchester Town Council  
Planning and Environment Committee 1 March 2021**

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

- E1. WD/D/20/002876 FORDINGTON FARM, ALINGTON AVENUE, DORCHESTER, DT1 2AB**  
Demolition and reconstruction of lounge extension, construction of new double attached garage.  
No objection.
- E2. WD/D/20/002776 91-93 HIGH STREET FORDINGTON, DORCHESTER, DT1 1LD**  
Installation of a electrical vehicle charging point.  
No objection.

The Committee welcomed the application.

- E3. WD/D/20/003070 56 PRINCE OF WALES ROAD DORCHESTER DORSET DT1 1PP**  
Erection of first floor side extension.  
No objection.
- E4. WD/D/20/003280 15 SYWARD ROAD DORCHESTER DORSET DT1 2AJ**  
Erection of first floor rear extension.  
No objection.

**North Ward (Councillor A. Canning)**

- N1. WD/D/20/002672 1 SOUTH TERRACE MEWS, 10A TRINITY STREET, DORCHESTER, DT1 1TU**  
Display of 2no. non-illuminated fascia signs.  
No objection.
- N2. WD/D/20/002959 123 BRIDPORT ROAD DORCHESTER DORSET DT1 2NH**  
Conversion of attached garage to form a study & utility.  
No objection.
- N3. WD/D/20/003028 32 MOUNTAIN ASH ROAD DORCHESTER DORSET DT1 2PB**  
Erection of single and two-storey rear extensions, rear flat roof dormer re-model and internal alterations.  
No objection.
- N4. WD/D/20/002924 91 BRIDPORT ROAD, DORCHESTER, DT1 2NH**  
Erection of first floor extension & two storey and single storey rear extensions. Erection of front porch and modification of existing vehicular access by widening entrance (demolition of existing conservatory).  
No objection.

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

- W1. WD/D/20/002803 111 CELTIC CRESCENT, DORCHESTER, DT1 2TE**  
Erection of two storey rear extension.  
No objection.
- W2. WD/D/21/000047 4 FOURGATES ROAD DORCHESTER DORSET DT1 2NL**  
Erect a single storey extension to the north elevation. Erect a porch to the west elevation.  
Carry out alterations.  
No objection.
- South Ward (Councillors G. Jones, R. Potter and M. Rennie)**
- S1. WD/D/20/002851 25 MISTOVER CLOSE DORCHESTER DT1 2EQ**  
Erection of front porch (demolition of existing).  
No objection.
- S2. WD/D/20/002805 46 HIGH STREET FORDINGTON, DORCHESTER, DT1 1LB**  
Replace existing single storey rear extension and conservatory with flat roof rear extension.  
No objection.
- S3. WD/D/20/002427 ST OSMUNDS CHURCH OF ENGLAND MIDDLE SCHOOL, BARNES WAY, DORCHESTER, DT1 2DZ**  
Replace existing boundary in wire with associated access gates and widening of footpaths.  
No objection.
- The Planning and Environment Committee welcomed the inclusion of Hedgehog holes in the fencing but have requested that planting be included along the new fencing to soften the appearance.
- S4. WD/D/20/002983 30 KINGSBERE CRESCENT DORCHESTER DORSET DT1 2DY**  
Erection of two storey rear extension.  
No objection.
- S5. WD/D/20/003139 61 WEATHERBURY WAY DORCHESTER DORSET DT1 2EE**  
Erection of single-storey 'wrap round' extension.  
No objection.
- S6. WD/D/20/003183 51 SOUTH COURT AVENUE DORCHESTER DORSET DT1 2BY**  
Erection of extension to enlarge kitchen & create new garage.  
No objection.
- S7. WD/D/20/003214 21 KINGSBERE CRESCENT DORCHESTER DORSET DT1 2DY**  
Erection of single storey rear lean to extension & front open covered lean-to porch.  
No objection.
- S8. WD/D/20/003212 104 MELLSTOCK AVENUE DORCHESTER DORSET DT1 2BH**  
Erection of single storey front extension.  
No objection.

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

No applications received.

Additional Applications

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

**W3. WD/D/20/002950 THOMAS HARDYE SCHOOL QUEENS AVENUE DORCHESTER DT1 2ET**

Remove existing and install replacement windows to front elevation.

No objection.

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

**S9. WD/D/20/003194 27 WEYMOUTH AVENUE DORCHESTER DORSET DT1 1QY & WD/D/20/003195 27 WEYMOUTH AVENUE DORCHESTER DORSET DT1 1QY (Listed Building Consent)**

Installation of retractable awning & 3no. dining huts to existing beer garden (Retrospective).

No objection.

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

**E5. WD/D/20/0029905 LANCASTER ROAD DORCHESTER DT1 1QH**

Erection of single storey front and rear extensions.

No objection.

**E6. WD/D/20/003009 FLAX FACTORY ST GEORGES ROAD DORCHESTER DT1 1PE**

Conversion of existing building to create 8 No. terraced houses & extension to create 1 No. new terraced house with associated parking and access.

Objection.

The Committee were pleased that the vehicular access to the site had been altered since the previous application however the Committee still felt the proposal for an additional property on the site (in comparison to the previous outline application WD/D/16/002781) would constitute as over development of the site and would have an adverse effect on the neighbouring residents through loss of privacy and over bearing impact, contravening ENV.16 of the adopted Local Plan.

**Agenda Item 7**  
**Dorchester Town Council**  
**Planning and Environment Committee 6 April 2021**  
**Speed Indicator Device**

At the Planning and Environment Committee Meeting held on 3 February 2020 the Committee agreed that Dorchester Town Council should purchase a Speed Indicator Device and it should be situated at Alington Avenue (East bound by Max Gate) and in Herringston Road. The Speed Indicator Device has been deployed in both locations on a rotational basis.

The Road Safety Officer from Dorset Council has contacted Dorchester Town Council and requested consideration be given to relocating the Speed Indicator Device to either Bridport Road or Middle Farm Way as it is felt that the current location of Alington Avenue is not the most beneficial and the alternative locations of either Bridport Road and or Middle Farm Way would have a greater impact on reducing the speed of vehicles within the Town, both locations are on a route to local schools and nurseries. Both locations meet the required criteria to situate the Speed Indicator Device, the Dorset Council have previously conducted speed studies at these sites.

Should the Committee wish to relocate the Speed Indicator Device to Bridport Road the Dorset Council would decommission the Alington Avenue location and would move the Speed Indicator Device and Solar Panel at no cost to Dorchester Town Council as a post is already in place. Should the Committee wish to also site the Speed Indicator Device at Middle Farm Way there would be a charge of approximately £400 for the installation of a new post and a new solar panel.

The Committee are asked to consider if the Speed Indicator Device should be relocated to Bridport Road and / or Middle Farm Way or if it should continue to be deployed at Alington Avenue.

The Committee are welcome to suggest alternative sites but should be reminded that previous requests to locate the Speed Indicator Device at London Road, the Grove and Maiden Castle Road have been unsuccessful as the locations have not met the speed criteria *(The 85<sup>th</sup>ile speed (This being the speed threshold at which 85 percent of vehicles are travelling at or below) needs to be a minimum of 10%+2mph greater than the speed limit, as set out in the Association Chief Police Officers (ACPO) guidelines. This is done to take account of inaccuracies in equipment and vehicle speedometers. For example a 30mph limit would need to be 35mph or greater;  $30 \times 10\% + 2 = 35\text{mph}$ ).*

Any additional locations would be subject to a speed survey to be commissioned by Dorchester Town Council.

The Speed Indicator Device would continue to be deployed at Herringston Road on a rotational basis.

## Agenda Item 8

Dorchester Town Council

Planning and Environment Committee 6 April 2021

### NOTICE OF VARIATION - OFF STREET PARKING PLACES (WEST DORSET) 2021



# Public Notice

[dorsetcouncil.gov.uk/trafficregulationorders](http://dorsetcouncil.gov.uk/trafficregulationorders) •  @TravelDorset

## NOTICE OF VARIATION - OFF STREET PARKING PLACES (WEST DORSET) 2021

Dorset Council in exercise of powers under Section 35C and 46A of the Road Traffic Regulation Act 1984, and in compliance with Regulation 25 (Part V) Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 hereby make the following changes;

Off Street Parking Place	Current Charge Period	New Charge Period
<b>BEAMINSTER</b> The Square	8.00am to 5.00pm, Monday to Saturday, except Bank Holidays	8.00am to 6.00pm, Monday to Sunday, except Bank Holidays
Yarn Barton	8.00am to 6.00pm, Monday to Saturday, except Bank Holidays	8.00am to 6.00pm, Monday to Sunday, except Bank Holidays
<b>BRIDPORT</b> East Street Hope Terrace Rope Walks South Street West Street Wykes Court	8.00am to 6.00pm, Monday to Saturday, except Bank Holidays	8.00am to 6.00pm, Monday to Sunday, except Bank Holidays
<b>DORCHESTER</b> Acland Road Durngate Street Old Market Top O Town Trinity Street Wollaston Field Fairfield (short stay)	8.00am to 6.00pm, Monday to Saturday, except Bank Holidays	8.00am to 6.00pm, Monday to Sunday, except Bank Holidays
Fairfield (long stay)	8.00am to 6.00pm, Mondays (except Bank Holidays), Tuesdays, Thursdays, Fridays, and Saturdays	8.00am to 6.00pm, Mondays (except Bank Holidays), Tuesdays, Thursdays, Fridays, Saturdays and Sundays
Colliton Park History Centre Car Park (off Barrack Road)	8.00am to 6.00pm, Monday to Saturday	All Days 8.00am to 6.00pm
<b>SHERBORNE</b> Acreman Street Coldharbour Culverhayes Newland North Old Market Yard	8.00am to 6.00pm, Monday to Saturday, except Bank Holidays.	8.00am to 6.00pm, Monday to Sunday, except Bank Holidays.

Off Street Parking Place	Current Charge Period	Current Charge	New Charges
<b>LYME REGIS</b> Charmouth Road (Main car park) Holmbush	All Days 8.00am to 6.00pm	All day    £2.00	<b>1<sup>st</sup> April to 31<sup>st</sup> October</b> Up to 1 hour    £0.50 Up to 2 hours    £2.00 Up to 3 hours    £3.50 Up to 4 hours    £4.50 Up to 6 hours    £6.00 All day            £8.00 <b>1<sup>st</sup> November to 31<sup>st</sup> March</b> Up to 1 hour    £0.50 Up to 2 hours    £1.50 Up to 3 hours    £3.00 Up to 4 hours    £4.00 Up to 6 hours    £5.00 All day            £6.00
<b>WEST BAY</b> West Bay Road East Beach Station Yard	All Days 8.00am to 6.00pm	Up to 1 hour    £0.50 All day            £2.00	<b>1<sup>st</sup> April to 31<sup>st</sup> October</b> Up to 1 hour    £0.50 Up to 2 hours    £2.00 Up to 3 hours    £3.50 Up to 4 hours    £4.50 Up to 6 hours    £6.00 All day            £8.00 <b>1<sup>st</sup> November to 31<sup>st</sup> March</b> Up to 1 hour    £0.50 Up to 2 hours    £1.50 Up to 3 hours    £3.00 Up to 4 hours    £4.00 Up to 6 hours    £5.00 All day            £6.00

This variation Order will come into effect on 1<sup>st</sup> April 2021.

Due to the current Covid-19 situation, it is not possible for Dorset Council to have documents on deposit for people to view at County Hall. If you would like further information, please contact us by emailing [parking@dorsetcouncil.gov.uk](mailto:parking@dorsetcouncil.gov.uk).

Details can also be found on the Dorset Council's website at-  
[www.dorsetcouncil.gov.uk/trafficregulationorders](http://www.dorsetcouncil.gov.uk/trafficregulationorders)

Dated: 11 March 2021  
John Sellgren  
Executive Director of Place

**PLANNING ENFORCEMENT AT DORSET COUNCIL – GUIDANCE NOTE FOR TOWN AND PARISH COUNCILS**

**1. Background to the role and purpose of planning enforcement**

1.1 Development is defined in planning law<sup>1</sup> as the carrying out of any building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. All development requires planning permission, although for some more minor or less consequential development, there are certain permitted development rights for which planning permission is in effect granted without requiring a planning application. Such rights are normally granted via the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or the Use Classes Order. Under these Orders, the Secretary of State grants planning permission for different types of development in specified circumstances. Development not covered by the provisions of permitted rights requires express planning permission via a formal application to the Local Planning Authority (LPA).

1.2 A breach of planning control<sup>2</sup> is defined as:

- the carrying out of development without the required planning permission; or
- failing to comply with any condition or limitation subject to which planning permission has been granted.

Any contravention of the limitations on, or conditions belonging to, permitted development rights, also constitutes a breach of planning control.

1.3 Enforcement has an important role to play in the planning system to prevent or remedy unauthorised development in cases where such development would cause demonstrable harm to interests of acknowledged importance. It also helps to create the necessary incentive for developers to secure the appropriate consents before carrying out development. However, it is important to recognise the following often misunderstood factors:

- i. Enforcement is discretionary and LPAs are not compelled to take action even if development has taken place that requires permission. However, the absence of enforcement action can increase the risk of future breaches, is politically sensitive, and can expose local planning authorities to complaints (which may end up with investigations by the Local Government and Social Care Ombudsman).

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<sup>1</sup> Section 55 of the Town and Country Planning Act 1990 (as amended)

<sup>2</sup> Section 171A of the Town and Country Planning Act (as amended)

- ii. Carrying out development without the benefit of planning permission is not generally a criminal offence (although some enforcement situations can involve criminal offences – see para. 5.1), but is done so at the risk of potential enforcement action.
- iii. There are many activities that do not require planning permission. Such matters can often be sensitive, such as neighbour disputes over a boundary between properties, but these are not the responsibility of planning enforcement.
- iv. Enforcement is not generally a quick fix due to the complexities involved, and should not interfere with matters which are controlled by other legislation.
- v. Internal alterations to a property that is not a Listed Building do not generally require permission (unless associated with a change of use), but they may require building regulations approval which is entirely separate from planning legislation.

## **2. Expediency of Action**

- 2.1 LPAs have a responsibility for taking whatever enforcement action may be necessary in the public interest. In exercising these powers, the LPA should act in a proportionate way when it is considered expedient to do so. This is an important principle, as it may not always be expedient to take formal action, for instance when what is taking place is highly likely to get planning approval or is of such minor consequence that it would not cause any significant harm. In such cases the developer would be encouraged to apply for permission but if they failed to do so formal enforcement action would not necessarily be expedient, because the enforcement process is designed to remedy a breach to achieve an acceptable outcome and no changes may be needed if what has happened is in accordance with the development plan and causes no significant material harm.
- 2.2 Unauthorised development risks enforcement action being taken which may require the breach to be remedied, potentially at significant cost to the owner. Even if no action is taken, the absence of a planning permission could have a bearing upon the owner's ability to sell their property, or possibly even their buildings insurance.
- 2.3 In considering whether or not it is expedient to take action, the LPA would take account of:
- i. The adopted development plan (including minerals and waste plans and neighbourhood plans)
  - ii. National planning guidance including the NPPF
  - iii. Other material planning considerations. These have to be something that is relevant to planning and would not include matters that are outside of the scope of planning control.
- 2.4 The question would then follow as to what is proportionate or appropriate. This will vary from case to case and might range from direct and immediate intervention, such as a stop notice, to more informal approaches inviting the developer to regularise the development via a planning application (or other such as Listed Building Consent). The approach needs to be reasonable and procedurally sound in law. Otherwise the LPA can

be liable for costs in the case of an appeal or may have to pay compensation in the event of a stop notice being served unreasonably. Taking the example of a stop notice, this would only be used sparingly where other options are not possible to remedy the situation. They should only be used to prohibit what is essential to safeguard amenity or public safety in the neighbourhood or to prevent serious or irreversible harm to the environment in the surrounding area. Far more common is to use tactics of communication and negotiation to secure an acceptable and regularised outcome without recourse to formal action. This is the intention of Government guidance in seeking a proportionate approach.

### **3. Summary of enforcement process**

3.1 The following paragraphs are intended as guidance only, but hopefully it provides a useful indication of the process we follow in deciding on whether or not it is appropriate to take enforcement action.

a) A concern about possible unauthorised development should be reported on Dorset Council's [enforcement website portal](#). This could be about:

- building works
- how land or buildings are used
- works to listed buildings
- protected trees
- the erection of adverts
- the use of land for waste disposal
- buildings, plant or machinery for refuse or waste materials
- the site not meeting the conditions attached to a planning permission
- an issue relating to a quarry/mine

#### **We cannot take action if:**

- The development does not need express planning permission (e.g. it is permitted development)
- It is not development as defined in planning legislation. This would include anything that is:
  - Controlled by other legislation (such as building regulations or environmental health)
  - It is a traffic management issue such as illegal parking on double yellow lines
  - It is a private dispute for example over land ownership or the position of a boundary fence
  - The development is not causing any harm or unacceptable impacts

b) An alleged breach will be investigated if it appears likely that it might cause significant harm either to the environment or community.

c) We do not always take formal enforcement action. If the issue is not considered to be harmful to the environment or community, the investigation may be closed and no further action taken.

d) If we find an issue, we may not be able to stop or reverse the situation straight away. We usually try and negotiate a solution. This lets the people responsible have a chance to sort the issue. This may mean we:

- suggest they make a retrospective application if the development has a prospect of getting planning permission (retrospective applications will be treated in the same way as any other application and it is at the developer's risk). If refused, the developer may appeal against the refusal. If the appeal is dismissed, the site should be remedied or it is at risk of enforcement action.
- take formal action and serve notices to remove / stop works or cease any use. The people responsible can appeal against the formal action. If there is an appeal, we will usually wait for a decision to be issued and then take further action as it is needed.

It is rare that planning enforcement can deliver an immediate resolution through direct action as there is a legal right for the developer to apply retrospectively for planning permission and to appeal either a refusal of permission or an enforcement notice. It usually takes time to find a resolution which must be proportionate and only seek to remedy unacceptable impacts.

Dorset Council's [Enforcement Plan](#) sets out how we deal with enforcement.

**Agenda Item 10**  
**Dorchester Town Council**  
**Planning and Environment Committee 6 April 2021**

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

**E1. [WD/D/20/003249 UNIT 4 LAKESIDE INDUSTRIAL ESTATE ST GEORGES ROAD DORCHESTER DORSET DT1 1PE](#)**

Erection of first floor workshop extension.

**E2. [WD/D/20/003299 MAEN MAEN GARDENS DORCHESTER DT1 1QQ](#)**

Change of use to (F1(a)) specialist independent school.

**E3. [WD/D/20/003114 SANDRINGHAM SPORTS CENTRE ARMADA WAY DORCHESTER DT1 2TN](#)**

Erection of single storey dance school with mezzanine and pitched roof.

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

**E4. [WD/D/20/003144 56 PRINCE OF WALES ROAD DORCHESTER DORSET DT1 1PP](#)**

Erection of single-storey, flat roof rear/side extension & render & cladding to external walls of house (Retrospective).

**E5. [P/FUL/2021/00116 NATIONAL TYRES AND AUTOCARE 12-14 KINGS ROAD DORCHESTER DORSET DT1 1NQ](#)**

Erection of a single storey aluminium cladded MOT workshop.

**E6. [P/LBC/2021/00125 10 FORDINGTON DAIRY ATHELSTAN ROAD DORCHESTER DORSET DT1 1FD \(LISTED BUILDING CONSENT\)](#)**

Installation of a rear security gate.

**North Ward (Councillor A. Canning)**

**N1. [WD/D/20/002991 TERRITORIAL ARMY POUNDBURY ROAD DORCHESTER DORSET DT1 1TA](#)**

Siting of a storage container.

**N2. [WD/D/20/003278 28 HIGH EAST STREET, DORCHESTER, DT1 1HF](#)**

Conversion of a single flat into 2no. flats.

**N3. [WD/D/20/003279 28 HIGH EAST STREET, DORCHESTER, DT1 1HF](#)**

Alterations to convert a single flat into 2no. flats, including alterations to internal walls.

**N4. [WD/D/20/003211 1 PROSPECT ROAD DORCHESTER DORSET DT1 2PF](#)**

Replace conservatory with garden room.

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

**W1. [WD/D/20/002890 THE RANGE, GREAT WESTERN INDUSTRIAL ESTATE, GREAT WESTERN INDUSTRIAL ESTATE, DORCHESTER, DT1 1RD](#)**

Change of use to allow the sale of bulky goods, furniture, furnishings, textiles, carpets, electrical goods, hardware, housewares, DIY, garden products, pet supplies, vehicle accessories and cycles, camping and leisure goods, toys, hobbies and office equipment other than goods ancillary to those listed and an element of non-bulky goods. (with variation of condition 5 of planning permission 1/D/11/001647 to allow for up to 250 sq.m. net of existing retail space can be used for the sale of food and drink for consumption off the premises other than confectionery).

**W2. [P/HOU/2021/00161 65 QUEENS AVENUE DORCHESTER DORSET DT1 2EP](#)**

Single storey lean-to side & rear extension forming log store, utility and living area.

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

No applications received.

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

**P1. [WD/D/20/002706 THE GREAT FIELD \(PLAY AREA, SOUTH-EAST SECTION\), PEVERELL AVENUE EAST, POUNDBURY](#)**

Erection of timber framed childrens play equipment & associated hard & soft landscaping (including gravel bound footways, trees & planting) and associated infrastructure (drainage) on existing public amenity space.

**Agenda Item 11**  
**Dorchester Town Council**  
**Planning and Environment Committee 6 April 2021**  
**Minute Update Report**

**1.) Minute 76, 1 March Planning and Environment Committee**  
**Dorchester South Railway Station**

The following response has been received:

***'Boundary wall repairs at Dorchester South Station***

*Thanks for getting back in touch regarding the boundary wall at Dorchester South station.*

*We understand you remain dissatisfied with our proposal to replace the wall with chain link fencing and litter at this location.*

*We have arranged for our local maintenance team to carry out a litter pick on the pathways around the station as well as trackside when suitable access is available.*

*In terms of the wall itself and our original proposals to install a chain link fence, we've raised your comments, along with those from your local MP Chris Loder and local residents, with the project manager for this work.*

*Unfortunately reinstating a brick wall at this location would be impractical, both because of the high cost of materials but also the requirement for a continuous foundation design to make sure issues like overturning and settlement do not occur. That said, given the local sentiment towards a chain link fence, our Works Delivery team are now exploring an alternative option of a more aesthetically pleasing fence. This would be made up of fenced panels between metal columns.*

*We're confident local residents will find this new fence similarly appealing to the original brick wall, but it has the key benefit of being quick and easy to install, with each section being independent of the next. This means if there were damage sustained to one section, we could easily repair that individual stretch at speed. In addition, a fence forming a continuous boundary in this way should address some of your concerns such as being a barrier against litter and shielding some noise from the railway.*

*Our contractors are attending the site over the next week to survey the site and scope out the work, ahead of preparing a quote in the coming weeks.*

*As this complaint has been escalated, we'll be updating your MP Chris Loder as soon as we have more details.*

*We'll be in touch in due course, but I hope this update is helpful.*

*Kind regards*  
*Lorraine*  
*Community Relations, Wessex route'*