



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

4 January 2023

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday, 9 January 2023 commencing at 7.00pm.**

Steve Newman
Town Clerk

Public Attendance and Speaking at the Meeting

The meeting will be held under the Government's Living With Covid Guidance. If you wish to attend it would be very helpful if you could **notify the clerk by 0900 on the morning of the meeting** so that we can include you in our arrangements to keep you and other participants safe.

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please let the Clerk know when advising of your attendance. 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 interests where appropriate. A Member who declares any interest must leave the room. A Member who declares a registerable interest as a Council nominee to a partner organisation may first address the meeting as a member of the public.

Membership of the Committee

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

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 sign the Minutes of the meeting of the Committee held on 5 December 2022.

3. Town Centre Masterplan and Local Plan Update

To receive an update on the Town Centre Masterplan and Local Plan.

4. Fairfield Road Enhancement

To receive a presentation from Chris Peck, Principal Transport Planner, Dorset Council.

5. Dropped Kerbs Request

To consider a dropped kerb request (attached) and to decide if the Town Council wishes to support the request for forwarding to Dorset Council for further consideration.

6. Street Naming – Brewery Square Development

To consider if the Committee would be supportive of the street name ‘Dray Masters Lane’ for the Brewery Square Development (location plan attached).

7. Planning Applications for Comment

To receive and comment on the planning applications received from Dorset Council (Appendix 1 attached).

8. Minute Update Report

To receive and consider the minute updates reported.

9. 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
5 December 2022

Present: The Mayor (Councillor J. Hewitt) and councillors R Biggs, G. Jones, S. Jones, F. Kent-Ledger, D. Leaper, R. Potter (Chairman), M. Rennie and D. Taylor.

Apologies: Councillors A. Canning, L. Fry, R. Ricardo, T. Harries, S. Hosford and R. Major.

45. Declarations of Interest

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

46. Minutes

The minutes of the meeting of the Committee held on 7 November 2022 were confirmed and signed by the Chairman.

47. Town Centre Masterplan and Local Plan Update

No further updates.

48. 20MPH Speed Limit

The Committee heard a request from a resident for a 20MPH speed limit in the Manor Park area.

Resolved

The Committee agreed to support in principal the proposal for a 20MPH speed limit in the Manor Park area. South ward councillors will discuss the next stages with the resident.

49. Planning Applications for Comment

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

50. Minute Update Report

i) Minute 42. Planning Applications for Comment of the Planning and Environment Committee - 7 November 2022 - Application P/CLE/2022/06314 14B South Street Dorchester DT1 1BS

The Chairman updated the committee, following discussions with Dorset Council the planning officer is recommending refusal. The empty homes department will look at doing the works needed and charging to the landlord.

51. Planning Issues to Note

- 1) A member raised concerns over a broken street light on the A35 exit towards Max Gate

Resolved

That the Clerk reports the issue to Highways England.

- 2) A member praised the recent drain investigations on Kings Road and requested confirmation if these works have been completed and would other drains in Dorchester also be investigated.

Resolved

That the Clerk writes to Dorset Council Highways to ask if the Kings Road investigations are complete and if other drains in Dorchester will be checked.

Dorchester Town Council
Planning & Environment Committee – Monday, 5 December 2022
Planning Applications for Comment

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

- E1. P/LBC/2022/04224 19 Fordington Dairy Athelstan Road Dorchester DT1 1FD (Listed Building Consent)**
Retain works carried out to remove section of wall/partition to create sewing room within bedroom.
No Objection
- E2. P/HOU/2022/05483 33B London Road Dorchester Dorset DT1 1NF**
Erect two storey side extension.
- E3. P/HOU/2022/06502 & P/LBC/2022/0650310 South Walks Road Dorchester Dorset DT1 1ED**
Replace corrugated iron roof covering and roof structure of existing lean to extension, partially rebuild rear wall. External & internal alterations.
No Objection
- E4. P/FUL/2022/07194 8 Holloway Road Dorchester Dorset DT1 1LF**
Erect external staircase & replace first floor window with external door.
No Objection

North Ward (Councillor A. Canning & D. Taylor)

No applications received to date.

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

- W1. P/HOU/2022/06860 81 Queens Avenue Dorchester Dorset DT1 2EP**
Erect extension (demolish existing conservatory, garage, utility and car port).
No Objection

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

- S1. P/FUL/2022/06067 Manor Park Church Of England First School Mellstock Avenue Dorchester Dorset DT1 2BH**
Siting of a converted container classroom on the existing playground for the use of the pre-school.
No Objection

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

No applications received to date.

For Information

F11. P/PALH/2022/06597 43 Kingsbere Crescent Dorchester DT1 2DY

Erect single storey rear extension: To extend 3.5 m beyond beyond the rear wall of the original dwellinghouse: maximum height 3:6 m and height to eaves 2.4 m.

Dorchester Town Council
Planning and Environment Committee - Monday, 9 January 2023
Agenda Item 5 – Dropped Kerb Request



Request to Dorchester Town Council to Support Pedestrian Access Improvement

Name:	Mr Anthony Page
Telephone:	[REDACTED]
Email:	[REDACTED]
Access Issue:	<p>"I am requesting dropped kerbs on the two corners of School Lane and The Grove. The problem came to my attention when I was proceeding from the bottom of The Grove trying to go up the road towards Top o' Town on my mobility scooter. I came to the northern corner of School Lane but couldn't go any further as the kerbs are too high for the scooter's wheels. In the end I managed to get the scooter down on pavement and back up onto the other pavement only with my wife's help which was not at all easy! If I'd been on my own it would have been impossible.</p> <p>If The Grove had been a quiet road I could possibly have driven for a short distance on the road and then back on to the pavement via the vehicle entrance to the Physique gym but that's not possible with all the fast traffic!</p> <p>I'm surprised that dropped kerbs have not been put in place before as all three blocks of flats Henchard Court, Christchurch Court and The Grove have older and disabled residents living in them some of whom use scooters, rollators and walking sticks, perhaps also using the supermarket Lidl or other facilities".</p>
Works requested (including plan/map and site details):	<p><i>See attached photos below.</i></p> <p>Recommendation from Emma Scott Install new dropped kerbs x 2 at School Lane/Grove Road</p>
Please provide evidence of support by others:	<p>Recommendations from Dorchester Access Group: Support the above works.</p> <p>Recommendations from Highways Officer, Corinne Holbrook: Following visit with site agent, Corinne has advised that dropped kerbs could be installed (as below). The kerbs would not be closer to the junction because of poor visibility, and the height of the kerbs nearer to Grove Road.</p> 

1. Looking at upper kerb, facing north up Grove Road (from School Lane)
2. Looking at upper kerb, facing south
3. Looking at upper kerb, junction with School Lane and Grove Road



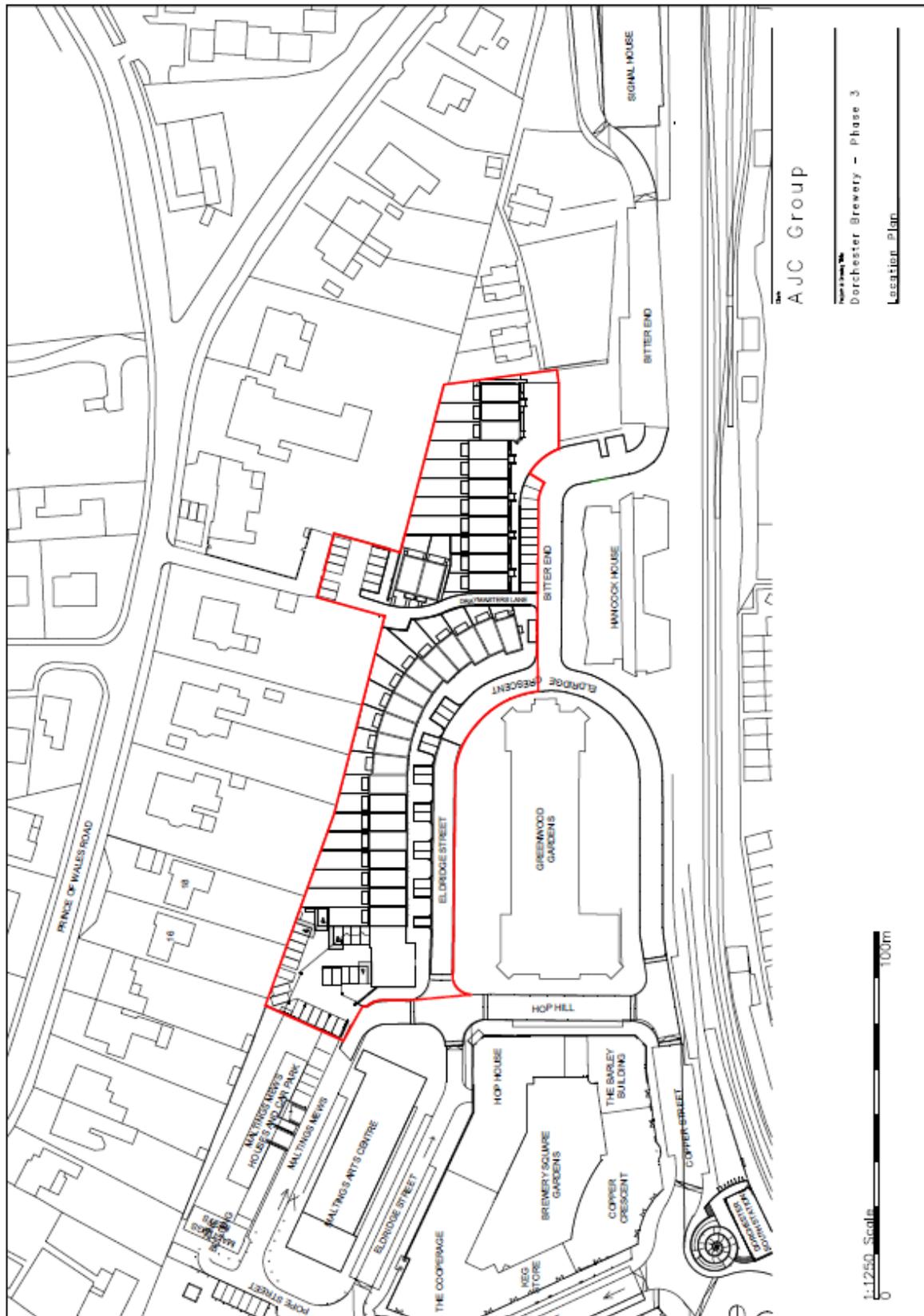
1. Looking at lower kerb of School Lane
2. Looking at lower kerb, facing south



1. Potential (but not ideal) point to cross School Lane if coming from north end – not very smooth
2. No access further up School Lane
3. No access to get back on pavement on southern side of School Lane



Dorchester Town Council
 Planning and Environment Committee - Monday, 9 January 2023
 Agenda Item 6 - Street Naming – Brewery Square Development



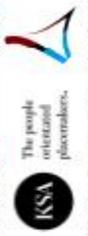
AJC Group
 Phase 3 - Final Plan
 Dorchester Brewery - Phase 3
 Location Plan

1. This plan is the property of AECOM and shall not be used for any other project without the written consent of AECOM. 2. This plan is not to be used for any other project without the written consent of AECOM. 3. This plan is not to be used for any other project without the written consent of AECOM.

- Annotations:**
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Decorative

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Dorchester Town Council
Planning & Environment Committee – 9 January 2023
Planning Applications for Comment

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

- E1. P/HOU/2022/06616 9 Gatcombe Close Dorchester DT1 2AW**
Build up over existing single storey extension to form first floor extension over. Erect rear single storey extension.
- E2. P/HOU/2022/07795 30 Icen Way Dorchester DT1 1ER**
Replacement of profiled sheet roofing with roof lights and blocking up of existing side window.
- E3. P/VOC/2022/07507 32 Prince Of Wales Road Dorchester DT1 1PW**
Convert and extend existing dwelling to provide 17 supported living apartments (Class C2) with communal facilities and associated landscaping (with variation of condition 3 of planning permission WD/D/20/002387 to amend approved plans.

North Ward (Councillor A. Canning & D. Taylor)

- N1. P/FUL/2022/06018 36 High West Street, Dorchester, Dorset, DT1 1UP**
(Revised Application) Change of use from restaurant (use class E) to Indian Takeaway (use class Sui Generis). Installation of replacement flume on the rear elevation. (Amended description agreed 13 January 2022).
- N2. P/FUL/2022/07965 14 South Street Dorchester Dorset DT1 1BS**
Change of use of upper floor flat (C3 dwellinghouse) to storage associated with the shop on the ground floor (Class E - Commercial, Business and Service).

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

- W1. P/HOU/2022/07778 6 Britannia Way Dorchester DT1 2QR**
Erect first floor front and side extension above existing flat roofed garage, utility and porch.
- W2. P/FUL/2022/06835 18 Coburg Road Dorchester Dorset DT1 2HW**
Demolish existing bungalow and erect 1 No. dwelling and associated detached annexe and garage. Create new vehicular and pedestrian access and 2 No. parking spaces.

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

- S1. P/HOU/2022/07251 52 Manor Road Dorchester Dorset DT1 2AY**
Demolish existing garage, utility and conservatory and erect new two storey side extension with rear single storey and front single storey.

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

No applications received.

For Information

- FI1. P/CLP/2022/07568 1 Earl Close Dorchester Dorset DT1 1DY**
Erect single-storey rear extension. Replacement of existing first-floor rear window with doors and Juliet balcony. New doors and glazing added to the existing openings to the front entrance porch.
- FI2. P/PALH/2022/07589 44 Coburg Road Dorchester DT1 2HR**
Replace an existing rear Conservatory with a new flat roof extension. Adjacent lean-to roof to be replaced with a flat roof to match and the accommodation below re-modelled