



Dorchester Town Council

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1 February 2023

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday, 6 February 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 9 January 2023.

3. Town Centre Masterplan and Local Plan Update

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

4. Request for Parking Restrictions – Herringston Road

To consider a request for double yellow lines in Herringston Road. The Committee is asked if it wishes to support this request for referral to the Dorset Council (Form attached).

5. Planning Applications for Comment

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

6. Minute Update Report

To receive and consider the minute updates reported.

7. 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
9 January 2023

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

In Attendance

Councillor F. Hogwood
Chris Peck, Dorset Council

Apologies: Councillor R. Major.

52. Declarations of Interest

Councillors S. Jones and L. Fry stated that as members of Dorset Council's Area Planning Committee, they 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.

53. Minutes

The minutes of the meeting of the Committee held on 5 November 2022 were confirmed and signed by the Chairman.

54. Town Centre Masterplan and Local Plan Update

The Chairman reported on the potential impact of the government announcement on the 5 December 2022 regarding the Levelling Up and Regeneration Bill and requested the Clerk arranges a meeting with Dorset Council to discuss the impact of the bill.

Resolved

That the Clerk contacts Dorset Council to arrange a meeting.

55. Fairfield Road Enhancement

Members heard a presentation from a Dorset Council officer regarding plans for Fairfield Road, followed by a question and answer session. Members discussed the possibility of the Council contributing towards the enhancement of the scheme. It was noted that the proposed scheme would be subject to a period of public consultation.

Resolved

(1) That the scheme be supported in principle.

- (2) That, subject to further discussion and agreement on the final approved scheme, the Policy Committee be asked to consider a contribution towards additional enhancements if appropriate.

56. Dropped Kerb Request

Members were presented with a request for a dropped kerb on School Lane.

Resolved

That members support the proposal.

57. Street Naming – Brewery Square Development

The Committee was asked to support to a street name ‘Dray Masters Lane’ for the Brewery Square Development.

Resolved

That the Committee supports the name ‘Dray Masters Lane’ and wishes to express their thanks to the developer for consulting with the Committee.

58. Planning Applications for Comment

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

59. Minute Update Report

- i) **Minute 51.1. Planning Issues to Note of the Planning and Environment Committee - 5 December 2022, broken street light on the A35 exit towards Max Gate.**

The Clerk updated the issue had been reported on Fix My Street, it had not yet been repaired.

Resolved

That the Clerk monitors and follows up.

- ii) **Minute 51.1. Planning Issues to Note of the Planning and Environment Committee - 5 December 2022, Kings Road Drainage works and drainage works around Dorchester.**

The Clerk updated, Dorset Council Highways reported the works are still ongoing and ward members would continue to be updated. Other drains in Dorchester would only be investigated should a problem arise.

60. Planning Issues to Note

- 1) A member requested the Environment Agency be contacted for an update on their plans for flood prevention measures along the Mill Stream and around Mill Stream House.

Resolved

That the Clerk contacts the Environment Agency.

- 2) Members praised the works on the A35 to relieve the flooding at the exit onto the A352. A question was raised over the continuing flooding around the Max Gate roundabout.

Resolved

That the Clerk raises the issue of flooding at the Max Gate roundabout with Dorset Council Highways.

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.

No Objection
- 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.

No Objection
- 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.

No objection: Subject to the front boundary wall be retained and the parking space from original application reinstated, bringing number of parking spaces back up to six.

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).

No Objection
- 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).

Objection

as per policy: '**ENV15. EFFICIENT AND APPROPRIATE USE OF LAND**

- i) Development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.' The committee felt it was inappropriate to lose the opportunity of residential accommodation when there is clear demand for affordable accommodation within the town centre. '

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.
No Objection
- 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.
No Objection

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.
No Objection

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

Dorchester Town Council
Planning & Environment Committee – 9 January 2023
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No Objection

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

No applications received.

For Information

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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.
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Dorchester Town Council
Planning and Environment Committee - Monday, 6 February 2023
Agenda Item 4 – Request for Parking Restrictions



Request to Dorchester Town Council to Support New Parking Restrictions

(please read the information notes over and include all relevant information and evidence - continue on extra sheets if necessary.).

Name:	Matt Smith
Address:	Weldmar Hospicecare, Herringston Road, Dorchester, Dorset, DT1 2SL
Telephone:	[REDACTED]
Email:	[REDACTED]
Parking Issue:	<p>I am contacting you on behalf of Weldmar Hospicecare. We are becoming increasingly concerned about the number of cars consistently parking outside the entrance of our Inpatient Unit on Herringston Road. It is not unusual for cars to be parked from the start of the allotments pass the Winterbourne Hospital and across the entrance area of our hospice site. When cars park on the road and opposite our junction, it causes high visibility issues and we have most recently witnesses several occasions where users of our site have experienced issues exiting our site, many of which have nearly experienced collisions. This has become even more challenging since the Winterbourne Hospital has introduced their own parking restrictions on site. Please could double yellow lines be considered for this stretch of road, particularly the areas adjacent to the entrance of our site. With vulnerable patients and visitors coming on and off site throughout each day, it could be catastrophic if there was to be an accident.</p>

<p>Parking restriction requested (including plan/map and site details):</p>	<p>Double yellow lines opposite the hospice grounds entrance</p>
<p>Please provide evidence of support by other local residents:</p>	
<p>Please provide evidence of support from ward councillors and statutory authorities:</p>	<p>Our initial request was sent to the highways officer, who replied on 20th January confirming that they had looked at the parking situation and agreed that this road is concerning. It was confirmed that they agreed to find it was a reasonable request to have double yellow line in the area and that the process needed to start with the town council.</p>



Google Street View, August 2016

Dorchester Town Council

Planning & Environment Committee – 6 February 2023

Planning Applications for Comment

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

- E1. P/FUL/2022/04191 Land North of Lubbecke Way Dorchester**
Change of use of land to eco therapy and horticultural gardens.
- E2. P/HOU/2022/07216 & 07217 (LBC) The Oasthouse St Georges Road Dorchester Dorset DT1 1PB**
Install 26 panel roof mounted domestic solar panels.
- E3. P/LBC/2023/001651 (LBC) Old Mill Flats Holloway Road Dorchester DT1 1LQ**

Install external handrail.
- E4. P/HOU/2023/00249 22 Alington Road Dorchester Dorset DT1 1NT**
Install bi-fold doors. Replacing flat roof and insert roof lights.
- E5. P/LBC/2023/00396 (Listed Building Consent) Max Gate Alington Avenue Dorchester DT1 2AB**
Lift two sections of modern tarmac driveway to lay two trial areas of a new self-bonded gravel surface.

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

- N1. P/FUL/2022/08028 Princes House Princes Street Dorchester Dorset DT1 1TP**
Change of use of commercial, business and service (Class E) to form 9 No. residential flats (Class C3).

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

- W1. P/HOU/2023/00138 44 Coburg Road Dorchester DT1 2HR**
Replace a rear Conservatory and lean to roof with a new flat roof structure.
- W2. P/ADV/2023/00210 31 Great Western Road Dorchester Dorset DT1 1UF**
Display 1 No. externally illuminated fascia sign, 1 No. non-illuminated fascia sign and 2 No. non-illuminated notices.
- W3. P/HOU/2023/00329 32 Treves Road Dorchester DT1 2HE**
Erect two storey rear and side extension. Erect single storey lean-to extension and Internal alterations.

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

No applications received to date.

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

- P1. P/FUL/2022/07651 Unit 3 5 Kings Point House Queen Mother Square Poundbury DT1 3BW**
Extend plant enclosure to rear of store by 2.9m to house stand-by generator.

Notice of Appeal

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

- A1. P/HOU/2022/04421 101 Damers Road, Dorchester, DT1 2LB**
Form a new vehicle access onto road and parking space to front of property.

An appeal has been made to the Secretary of State against the Appeal Against Refusal of Dorset Council.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments.