



Dorchester Town Council

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1 March 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 March 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 6 February 2023.

3. Presentation on Applications P/FUL/2022/05673 & P/LBC/2022/05674 (Listed Building Consent

To receive a presentation from Robert Ackland, Director of The Brewery Square

Development Company Ltd regarding applications P/FUL/2022/05673 & P/LBC/2022/05674 (Listed Building Consent) The Maltings and Maltings Mews Pope Street / Eldridge Street Dorchester Dorset.

4. Town Centre Masterplan and Local Plan Update

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

5. Neighbourhood Plan

To give consideration to the development of a neighbourhood plan for Dorchester.

6. Fairfield Road Improvements Consultation

To note the Dorset Council's Fairfield Road Improvements Consultation which can be found at www.consultation.dorsetcouncil.gov.uk/transport-policy/fairfield-road/ .

The consultation closes on 17 March, due to the timescale, the committee are asked to appoint a representative of the committee to complete the consultation with the clerk on behalf of the committee.

Members are reminded that they are also welcome to complete the consultation individually.

7. Dorchester South Train Station

To receive an update from the Chairman on Dorchester South Train Station.

8. Planning Applications for Comment

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

9. Minute Update Report

To receive and consider the minute updates reported.

10. 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
6th February 2023

Present: The Mayor (Councillor J. Hewitt) and Councillors R Biggs, S. Hosford, S. Jones, F. Kent-Ledger, R. Major, R. Potter (Chairman), R. Ricardo (Vice-Chairman) and D. Taylor.

In Attendance

Claire Mayer and Pat Garrett (Gap Project).

Apologies: Councillors L. Fry, M. Rennie, T Harries, D Leaper.

61. Declarations of Interest

Councillor S. Jones stated that as 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. They would take part in the debate but not vote on planning applications at this meeting.

Councillor David Taylor declared an interest in Planning Application E1, Land North of Lubbecke Way, Dorchester in that he was a member of the Gap Project but did not have any pecuniary interest. He would remain silent for the duration of the discussion and not vote.

62. Minutes

The minutes of the meeting of the Committee held on 9 January 2023 were confirmed and signed by the Chairman.

63. Town Centre Masterplan and Local Plan Update

The Chairman reported on the local plan in general terms and informed the committee that a meeting was to take place with County Planners at which himself, The Town Clerk and Committee Clerk would attend with the intention of discussing the likely future of the local plan.

Resolved

That the Committee Clerk contacts Dorset Council to arrange a meeting.

64. Request for Parking Restrictions – Herringston Road

Members discussed the request and recognised the problems currently existing. It was noted that the proposed lining if agreed would have the potential to move the problem of parked cars further along the road and onto adjacent roads such as Mellstock Avenue.

Resolved

- (1) That the request be supported and Dorset Council asked to produce a considered scheme which avoids the problem of simply relocating the parked cars to further along Herringston Road and also to consider extending the existing southbound carriageway pedestrian footpath of Herringston Road from where it terminates at the allotments to just past the Bridge over the main Dorchester Relief Road where a public footpath access gate is located.

65. Planning Applications for Comment

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

66. Minute Update Report

None

67. Planning Issues to Note

A member reported a complaint from a member of the public regarding the failure of the traffic calming build outs located at the eastern end of Maiden Castle Road to actively slow traffic. It was also noted that traffic entering Maiden Castle Road from Weymouth Avenue gained speed very quickly before turning into Celtic Crescent as there are no effective traffic calming measures in place. Members discussed this matter and noted that the cycleway located further to the west on Maiden Castle Road helped to calm traffic on that stretch of the road.

Resolved

That the Clerk contacts Dorset Council highways to request an examination of the traffic calming in the eastern section of MCR and its effectiveness and to also suggest that the existing cycleway could be extended from its current end in Maiden Castle Road in an easterly direction to the junction with Weymouth Avenue.

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. No Objection
- E2. **P/HOU/2022/07216 & 07217 (LBC) The Oasthouse St Georges Road Dorchester Dorset DT1 1PB**
Install 26 panel roof mounted domestic solar panels. No Objection
- E3. **P/LBC/2023/001651 (LBC) Old Mill Flats Holloway Road Dorchester DT1 1LQ**
Install external handrail. No Objection
- E4. **P/HOU/2023/00249 22 Alington Road Dorchester Dorset DT1 1NT**
Install bi-fold doors. Replacing flat roof and insert roof lights. No Objection
- 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. No Objection

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). No Objection

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. No Objection

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.

No Objection: Subject to a restriction on times of illumination to only when the premises is open and to light levels not being intrusive to those living opposite. Light fittings should be of the same design as adjacent buildings.

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.

No Objection

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.

No Objection

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.

Dorchester Town Council

Planning & Environment Committee – 6 March 2023

Agenda Item 4 - Town Centre Masterplan and Local Plan Update

Local Plan Update

- Retail Studies published – A possible change in view, less retail required than initially anticipated.
- Currently aiming to publish the Revised Local Plan in 2026 (If delayed the new local plan would then run further than 2038).
- Delays anticipated while the government consults on changes to the National Planning Policy Framework (NPPF) Report to DC Cabinet on consultation 28/02/23.
- Employment study due to be published end of March 2023.
- DC remain open to working with DTC on further studies if required.

Dorchester Town Council
Planning & Environment Committee – 6 March 2023
Planning Applications for Comment

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

E1. P/LBC/2023/00773 & P/LBC/2023/00815 Max Gate Alington Avenue Dorchester Dorset DT1 2FN

Repairs to lintel and strengthening over double doors to coach house.

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

N1. P/HOU/2022/07431 49 Wessex Road Dorchester DT1 2NU

Remove an existing section of hipped rear roof, and create new second floor accommodation.

N2. P/FUL/2023/00576 25 High East Street Dorchester DT1 1EZ

Part change of use of ground floor retail unit to a flat and work unit.

N3. P/HOU/2023/00338 2B Normandy Way Dorchester DT1 2PP

Erect first floor extension over garage. Convert garage into workshop. Erect porch & utility/bathroom. Increase drop kerb width to form access to new hardstanding for off street parking.

N4. P/HOU/2023/00880 3 Millers Close Dorchester DT1 1SS

New off-road parking bay and external steps.

N5. P/FUL/2023/00965 16-17 Cornwall Road Dorchester Dorset DT1 1RU

Removal of two stacks to rear elevation.

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

W1. P/HOU/2023/00157 16 Treves Road Dorchester DT1 2HE

Erect rear and side single storey extension. Erect new front porch.

W2. P/HOU/2023/00493 23 James Road Dorchester DT1 2HB

Erection of garage/outbuilding in rear garden.

W3. P/HOU/2022/07531 47 Queens Avenue Dorchester DT1 2EP

Erect single storey rear extension, dormer alterations and internal alterations.

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

S1. P/FUL/2022/05673 & P/LBC/2022/05674 (Listed Building Consent) The Maltings and Maltings Mews Pope Street / Eldridge Street Dorchester Dorset

Change of use & conversion of The Maltings to create flexible commercial (Use Class E)/community (Use Class F2)) uses & parking purposes at basement floor & for residential (Use Class C3) at ground to fifth floors (46 flats); with external alterations, extension to existing

basement & erection of side extensions up to six storeys. Erection of five-storey building (Malting Mews) with parking at ground floor & residential use (Use Class C3) at first to fourth floors (30 flats).

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

- P1. P/HOU/2023/00887 1 Dewsall Place Poundbury Dorset DT1 3SA**
Erect single storey kitchen extension.

For information

- F11. P/CLP/2023/00737 20 Bridport Road Dorchester DT1 1RS**
Erect single storey extension & install solar panels on rear elevation.

The above Certificate of Lawful Use Proposed has been received. You are being notified for information purposes only.