



Dorchester Town Council
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Wednesday, 28 February 2024

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday, 4 March 2024** 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 A. Chisholm (the Mayor ex-officio), R. Biggs, A. Canning, L. Fry, T. Harries, J. Hewitt, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Vice - Chairman), M. Rennie, R. Ricardo (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 note and sign the Minutes of the meeting of the Committee held on 5 February 2024 (attached).

- 3. Request of Support for a Trial of Rerouting the X51 Bus Service**
To consider the attached letter and to decide if the Planning and Environment Committee would like to offer its support to a request of a trial of rerouting the X51 bus service. (The Committee may wish to note that the Planning and Environment Committee previously voiced its concerns when the service was originally withdrawn – minute 100 of the [Planning and Environment Committee meeting held on 28 April 2014](#)).
- 4. Dorchester Civic Society – Derek Beauchamp Design Award Nomination**
To discuss and decide upon a nomination for the Derek Beauchamp Award (information 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
5 February 2024

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

Apologies: Cllrs. R. Biggs, T. Harries, L. Fry, S. Hosford, G. Jones and D. Leaper.

Also in attendance: Cllr K. Reid. Several members of the public in relation to agenda item 3, New Local Plan for Dorset.

17. Declarations of Interest

Councillors D. Taylor and S. Jones 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.

18. Minutes

The minutes of the meeting of the Committee held on 8 January 2024 and ratified by Council on 29 January 2024 were noted and signed by the Chairman.

19. New Local Plan for Dorset

The Committee considered a report by the Town Clerk regarding the new Local Plan for Dorset. The Committee were asked to consider whether it wished to seek legal advice in regard to its objections to the Policy Dor13. It was also suggested by members that the legal advice consider the issue of land designated for employment.

The committee agreed to this proposal given the importance of ensuring that the council's future stance on the development has a firm legal basis. It was also noted that Stinsford Parish Council is arranging a meeting with Wessex Water to discuss issues in relation to the north of Dorchester proposal and two members of the committee (Cllrs Kent-Ledger and Potter) were nominated to attend.

Resolved

That the Town Clerk instructed to seek legal advice in regard of the Council's objections to Local Plan Policy Dor13.

20. Notes of Fairfield Road Task and Finish Group Meeting

The Committee noted the notes of the Fairfield Road Task and Finish Group meeting. Cllr Rennie provided an update on the project and stated that the Group was keen for the proposed enhancement works to commence soon after the completion of the current highway works at the other end of Fairfield Road. Cllr Rennie also mentioned that the Markets Panel would meet approximately a third of the cost of enhancement works, matched by equal contributions from the Town Council and Dorset Council.

21. Dorset Council Consultation: Local Transport Plan Opportunities and Issues

The Committee noted the Local Transport Plan Opportunities and Issues Consultation and agreed that Cllr Ricardo would complete the consultation on behalf of the Committee with the assistance of the Committee Clerk.

Resolved

That Cllr Ricardo complete the consultation on behalf of the Committee with the assistance of the Committee Clerk.

22. Planning Applications for Comment

The Committee considered the planning applications referred by Dorset Council to the Council for comment.

23. Minute Update Report

There were no minute updates to report.

24. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 5 February 2024
Agenda Item 6
Planning Applications for Comment

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

- E1. P/VOL/2023/07501 Flat 6 Fordington House Lancaster Road Dorchester DT1 1NP**
Works to replace section of Spanish slate with Welsh slate and replace lead ridge coping with clay ridge tiles (with variation of condition 3 of listed building consent WD/D/20/001672 - to amend ridge tile material).
- No objection.
- E2. P/FUL/2024/00246 Fordington Farm Alington Avenue Dorchester Dorset DT1 2AB**
Erect 6 no. dwellings, form vehicular access (demolish existing outbuilding).
- Objection.
- The committee objected to this application as its consider the proposal represent over-development and was concerned the proposed vehicle access from Armada Way will adversely affect the existing properties either side of the entrance. There was also concern about the placing of waste/recycling bins from the new properties on the roadside on Armada Way.
- Members also noted by that adjacent to the proposed unit 6 there was, until recently, large hedge along the west side of the footpath. Some of this hedgerow was removed last summer. If there were to be development on this site, we would wish to see planting to replace this section of removed hedgerow to ensure the footpath remains a green corridor. It was considered, therefore, that the proposal is contrary to Local Plan policies ENV10, ENV12 and policy COM7.
- E3. P/LBC/2024/00456 2 Salisbury Villas Salisbury Street Dorchester Dorset DT1 1JY**
Internal alterations to replace existing fireplace, insert & hearth.
- No objection.

North Ward (Councillors A. Canning, A. Chisholm & D. Taylor)

No applications received.

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

- W1. P/HOU/2023/07519 39 Alexandra Road Dorchester DT1 2LZ**
Removal of existing lean to extensions and erect a replacement single storey rear extension.
- No objection.

- W2. P/HOU/2024/00113 2 Roman Road Dorchester DT1 2QW**
Remove conservatory and erect side extension and extend garage.

No objection.

- W3. P/HOU/2024/00138 62 Maiden Castle Road Dorchester Dorset DT1 2ES**
Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling.

The committee agreed that if permission is granted for this proposal then it would wish to see a condition included in any consent to require that the annexe be an ancillary to 62 Maiden Castle Road.

- W4. P/FUL/2024/00297 2 Victoria Flats Dagmar Road Dorchester DT1 2NB**
Install replacement PVCu windows.

No objection.

- W5. P/FUL/2023/07198 14 Maud Road Dorchester Dorset DT1 2LW**
Erect single storey extension and installation of a 24-hour prescription collection robot (demolish existing rear garage).

No objection.

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

- S1. P/HOU/2023/07169 39 Grosvenor Road Dorchester DT1 2BD**
Erect two storey side extension & single storey lean-to extension.

No objection.

- S2. P/HOU/2023/06827 13 Herringston Road Dorchester Dorset DT1 2BS**
Amended Plans
Erect side and rear single storey extensions.

Previously considered by the Dorchester Town Council Planning and Environment Committee on 8 January 2024, comment: No objection.

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

- P1. P/MPO/2023/00125 Flats 1 - 6 6 Great Cranford Street Poundbury Dorchester DT1 3HQ**
Modification of a planning obligation dated 20/12/2011 relating to planning permission number 1/D/09/001363 to remove the definition of 'staircasing payment' and any obligations to recycle staircasing receipts.

Objection.

The committee agreed to object strongly to this application as it was considered important that all S106 monies are allocated to the area and remain within the designated area for the benefit of local people. As evidence of need, the committee was informed by the Assistant Town Clerk that in 2023 Dorset Council's Housing Register included in excess of 4,500 households and that, of these, there were 420 households declaring a local connection to Dorchester.

For Information

FI1. P/CLP/2024/00115 62 Maiden Castle Road Dorchester Dorset DT1 2ES

Certificate of lawfulness for use of the land for siting a mobile home for ancillary use to the main dwelling. *(Previously emailed to all Councillors.)*

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

FI2. P/NMA/2024/00279 Phase 3 Brewery Development Site, Weymouth Avenue Dorchester

Non-material amendment - to amend the description of proposed development from 196 units to 195 units (by removing Plot 11, at Bitter End); to Reserved Matters Approval No. WD/D/18/002594 (Application for approval of reserved matters for appearance, landscaping, layout & scale of outline planning permission 1/D/13/000999 (196 units) (Amended scheme)). *(Previously emailed to all Councillors.)*

The above Non Material Amendment application has been received by Dorset Council. You are being notified for information purposes only.

Notice of Appeal

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

A1. P/HOU/2023/03387 101 Damers Road Dorchester DT1 2LB

Retain raised platform to be used as garden.

Appeal Reference: APP/D1265/W/23/3332185

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

Request of Support for a Trial of Rerouting the X51 Bus Service

Dear Dorchester Town Council

My ongoing attempt to get the X51 Bus Service reinstated back through Winterbourne Steepleton and Martinstown led Chris Loder MP to introduce me to the Dorchester Transport Action Group (DTAG), the role of which covers all forms of personal movement be that trains, buses, cars, cycling or walking. For some time DTAG have been trying to do something about the lack of a bus service in Martinstown, but sadly so far without success.

First Bus recently had a major management reorganisation and we hope to persuade the new team to take a different view than that taken in the past. DTAG intend trying to persuade First Bus to reroute the X51 via the Winterbourne Valley on a trial basis, ideally during the Summer of 2024, to see if the level of use would justify the diversion on a permanent basis and, along with two other Transport Action Groups, are in the process of arranging to meet with Peter McNaughton, Operations Manager, Somerset & Dorset, of First Wessex sometime in March 2024.

To that end, and hence my reason for contacting you, we are trying to get the support of various companies, organisations and individuals to try to persuade First Wessex to run such a trial to show that running the X51 through the Winterbourne Valley would, not only serve the local communities, but would also be commercially viable. What we are asking is for you to write to Peter McNaughton, either by email or letter, supporting a trial so as to encourage him to carry out the trial by explaining how the lack of a bus service has affected you and your family, friends and neighbours and pointing out how having a bus service would:

- (a) Assist both you and others you know.
- (b) Provide access to Dorchester, Bridport and beyond.
- (c) Reduce parking problems and traffic congestion in towns.
- (d) Provide access for shopping, socializing, etc.
- (e) Provide access for medical appointments.
- (f) Reduce car usage.
- (g) Reduce pollution and carbon emissions.

Peter McNaughton's contact details are:

- Job title: Operations Manager, Somerset & Dorset.
- Address:
- First Wessex, Bus Depot, Edward Street, Weymouth, Dorset DT4 7DP
- Email: Peter.McNaughton@firstbus.co.uk

Separate communications from each person living at the same address would be helpful and please forward this on to anyone you know, residents or visitors, who would be willing to support this attempt to get our bus service reinstated.

So we at DTAG can gauge the amount of correspondence sent to Peter McNaughton, please either let me know you have contacted him or simply copy me in with your email: my email address is below.

Thanking you in anticipation of your assistance.

Kind regards,

Les Scarth.

Dorchester Town Council
Planning and Environment Committee – 04 March 2024
Agenda Item 4

Dorchester Civic Society – Derek Beauchamp Design Award Nomination



Dorchester Civic Society

An Independent Voice

Registered Charity No. 268636

info@dorchestercivicsociety.org.uk

The Derek Beauchamp Design Award 2024

The Society wishes to stimulate interest in the quality of Dorchester's built and natural environment by recognising recent schemes that enhance where we live.

This is a re-launch of a scheme which ran before the Covid lockdowns. In the first instance, the Society anticipates making a single award. In addition, the Society hopes to be able to offer commendations to acknowledge other schemes of merit that deserve recognition.

The award scheme will cover projects completed between 1 June 2017 and the closing date for submissions, 31 May 2024. The results of this first round of the Award scheme will be announced at the Society's AGM in late 2024. Subsequently, the Society intends inviting nominations and making award(s) every two years.

Anyone can nominate a building or project they believe is of such a high standard of design as to merit recognition. Nominations from members of the public are encouraged as well as from the scheme promoters, project designers and other professionals.

Eligible projects will include:

- New buildings – large or small, public or private;
- Conversions and re-builds;
- Conservation of buildings;
- Shop fronts;
- Tree planting schemes, re-wilding, landscaping, etc.;
- Artistic treatment of neglected sites.

Nominations should include the name and contact details of the nominee; the address of the building or project; a summary description of the work done; and, ideally, before and after photographs especially in the case of restoration and improvement schemes.

Nominations should be sent, by the May 2024 closing date, to:

The Derek Beauchamp Design Award, Dorchester Civic Society, Moule House, Trinity Street, Dorchester DT1 1TT. Alternatively, nominations may be submitted by email to:

info@dorchestercivicsociety.org.uk

Background note:

Founded in 1974, Dorchester Civic Society is independent and non-political. Derek Beauchamp tirelessly championed and worked on behalf of the Society over a great many years, latterly as its chair, convinced that the town he loved benefitted from having a civic society. Derek was closely involved in many aspects of Dorchester's life not least through a long-established and well-respected practice as a chartered surveyor. He died in August 2014.

Dorchester Civic Society exists to stimulate people's interest in the town and its setting; promote high standards of architecture, urban design and planning; safeguard buildings and areas of historic interest; and promote civic pride.

Member of



Dorchester Town Council
Planning & Environment Committee – 4 March 2024
Planning Applications for Comment

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

- E1. P/HOU/2024/00676 34 Eddison Avenue Dorchester Dorset DT1 1NY**
Erect single storey extension & convert garage.
- E2. P/FUL/2024/00246 Fordington Farm Alington Avenue Dorchester Dorset DT1 2AB**
Erect 6 no. dwellings, form vehicular access (demolish existing outbuilding).
- (Previously considered 05/02/24 – Amended plans submitted)

North Ward (Councillors A. Canning, A. Chisholm & D. Taylor)

- N1. P/LBC/2024/00642 49 South Street Dorchester Dorset DT1 1DW**
Replacement of a first floor single timber sash window.
- N2. P/LBC/2024/00728 9 Flat High East Street Dorchester Dorset DT1 1HS**
Carry out internal alterations associated with relocation of kitchen, including new stud wall and part loss of existing internal wall. Retain installation of wood burning stove, repair and replacement of roof slates, lead flashing to chimney, replacement chimney pot and re-painting of external elevations and window frames’.
- N3. P/VOC/2024/00933 6 Albert Road Dorchester Dorset DT1 1SF**
Erect garage, first floor extension & alterations to existing building. Erect bike & bin stores, form parking area & carry out landscaping works to include garden wall (with variation of conditions 2, 3, 4, 7 & 8 of planning permission P/FUL/2023/01834 to alter approved plans, amend existing conditions and add a new condition relating to the future demolition of the approved garage and restoration of land).

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

- W1. P/HOU/2024/00565 41 Treves Road Dorchester DT1 2HE**
Gable ends taken up to form improved first floor living accommodation, Install front and rear dormer windows and Erect front porch.
- W2. P/HOU/2024/00440 17 Baynards Road Dorchester DT1 2JD**
Erect single storey rear extension.
- W3. P/HOU/2024/00434 29 Celtic Crescent Dorchester DT1 2TG**
Erect single storey side extension (Garage), erect front porch & veranda/covered walkway.

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

S1. P/HOU/2024/00653 26 Herringston Road Dorchester DT1 2BS

Erect single storey rear/side extension with roof lights, Install external flue for new wood burner. Install new window to en-suite.

S2. P/VOC/2023/05853 47 Monmouth Road Dorchester Dorset DT1 2DE

Change of use and conversion of ground floor shop (Class E) to residential (Class C3). (With variation of Condition No. 1 of Planning Permission No. WD/D/19/001393 to amend the approved plans).

S3. P/HOU/2024/00899 24 South Court Avenue Dorchester DT1 2BX

Erect Single Storey Rear Extension.

S4. P/FUL/2024/00461 Flat 47 Monmouth Road Dorchester

Erect single storey extension and replace roof. Install replacement windows and door. Install roof lights and new window to side elevation. Alterations to parking area & widen access.

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

No applications received to date.

For Information

FI1. P/NMA/2024/00507 129 Bridport Road Dorchester Dorset DT1 2NH

Non-material amendment - for changes to the ground floor foot print and layout and changes to fenestration; to Planning Permission No. P/HOU/2023/01129. (Demolish garage, utility room and conservatory. Erect 2 storey side and rear extension).

(You are being notified for information purposes only. Previously circulated to all councillors 14/02/24)

FI2. P/NMA/2024/00664 Greenwood Gardens Phase 3 Brewery Development Site Weymouth Avenue Dorchester

Non-material amendment - for changes to the balcony arrangements; to Reserved Matters Approval No. WD/D18/002594. (Application for approval of reserved matters for appearance, landscaping, layout & scale of outline planning permission 1/D/13/000999 (196 units) (Amended scheme)).

(You are being notified for information purposes only. Previously circulated to all councillors 14/02/24)

FI3. P/PALH/2024/00869 54 Marie Road Dorchester Dorset DT1 2LF

Erect rear extension: To extend 4.30M beyond the rear wall of the original dwelling house: maximum height 2.60M : height to eaves 2.60M.

(You are being notified for information purposes only. Previously circulated to all councillors 28/02/24)

