

PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee on line consultation held on 7th April 2020.

All members of Beaminster Town Council were circulated with an agenda for the consultation detailing the planning applications on which comments were sought.

1566 RESPONDENTS: Cllr Cheeseman (Chairman), Cllr Beswarick, Cllr Body, Cllr Dawkins, Cllr Drinnan, Cllr Mrs Page and Cllr Turner.

1567 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS MEETING HELD ON 3RD MARCH 2020

The minutes of the Planning Advisory and Highways Committee meeting held on 3rd March 2020 having previously been circulated were confirmed as a correct record, to be signed by the Chairman when the Committee can next meet in person.

1568 DECLARATIONS OF INTEREST AND DISPENSATIONS

No declarations were received.

1569 PLANNING MATTERS

(a) APPLICATIONS

The following planning applications were considered:

(1) WD/D/20/000397

ST JOHNS HOUSE, SHORTMOOR LANE

Erect two storey extension and glazed canopy and single storey side extension

RECOMMEND APPROVAL the design being in line with existing building.

(2) WD/D/20/000551

BARTON END, FLEET STREET

Internal & external alterations and repairs

RECOMMEND APPROVAL the application as sympathetic to the Grade II Listed building.

(3) WD/D/20/000552

BARTON END, FLEET STREET

Internal & external alterations and repairs

RECOMMEND APPROVAL the application was sympathetic to the Grade II Listed building.

(4) WD/D/20/000583

82 EAST STREET

Demolition of existing bungalow and erection of
5 dwelling

RECOMMEND REFUSAL

East Street, one of the oldest roads in Beaminster and as such is narrow with only a few small stretches of footway, on street parking, two way traffic, HGV (farm) vehicles and a high pedestrian footfall therefore additional dwellings and associated traffic would have a severe impact on the Street.

The Highway Authority objected to a previous application WD/D/15/001713 for the construction of three dwellings on land east of 28 to 34 Hollymoor Gardens due to the impact on East Street, this was upheld by the Planning Inspector in 2016. We quote the Highway engineers comments "residential development proposals would generate further traffic can pedestrian movements along East Street, a County highway with variable and limited carriageway and footway widths. In the absence of the construction of, or programme for, a detailed improvement scheme design to provide suitable and appropriate traffic management and safety enhancements for this street, this development would be likely to cause danger and inconvenience to all highway users. Hence the application would be contrary to Policy COM7 of the West Dorset, Weymouth and Portland Local Plan 2015?

The rearrangement of parking within the site and the creation of pedestrian routes through the site do not improve or alleviate the issues with regard to traffic and pedestrian movements in East Street. We note the statement previously made by Architectural Designer in her letter dated 18th December 2019 relating to pedestrian movements - "This could also create a safer route for existing residents who are walking to, or from, Beaminster town centre? however there are no routes on/off the site indicated on the plans.

The amended plan, for the erection of bungalows does not make any significant improvements and the Town Council re-iterate that housing development is not an appropriate use for this land being adjacent to the Conservation Area. The fact remains that the site is OUTSIDE the Defined Development Boundary Policy SUS2, with no provision for affordable/social housing contrary to Policy HOU56.

Members noted no amendment in respect of the lack of Eco credentials or recycling facilities. Subsequent to considering the application previously members were concerned to note the number of objections to the proposal and REQUEST Dorset Council determine the application via the appropriate planning committee as opposed to delegated authority.

(5) WD/D/20/000720

CLIPPER TEAS LTD, BROADWINDSOR ROAD

Installation of security gates

RECOMMEND APPROVAL - conditional on compliance with highway regulations, members expressed a preference for a green gate to match existing building.

(b) PLANNING APPROVALS

Planning approvals received and **NOTED** since the last meeting:

(1) WD/D/19/003049

Approved subject to two conditions

9 BRIDPORT ROAD

Internal alterations to replace hall ceiling

(2) WD/D/19/001828

Approved with nine conditions

CHAPEL MARSH FARM, AXNOLLER

Infilling of chalk pit with soils and restoration to
Agricultural use

(3) WD/D/20/000060

Certificate of Lawful Use approved with one condition

LAND AT BOWGROVE, BOWGROVE ROAD

Use as residential dwelling

(4) WD/D/19/002104

Approved with two conditions

7 CULVERHAYES

Erect extensions and alterations

1570 DATE OF NEXT MEETING

Members **NOTED** the next meeting was scheduled for Tuesday 7th April 2020.

Chairman
7th April 2020