

PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee meeting held on 7th January 2020 in the Skyrm Room, Public Hall, Beaminster at 7.00pm.

1543 PRESENT: Cllr Cheeseman (Chairman), Cllr Beswarick, Cllr Body, Cllr Dawkins, Cllr Drinnan, Cllr Langridge, Cllr Mrs Page and Cllr Turner; also Mrs Christine Bright (Town Clerk)

1544 APOLOGIES FOR ABSENCE:-

Apologies for absence were received from Cllr Corbett and Cllr Mrs Cooke.

1545 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS MEETING HELD ON 3RD DECEMBER 2019

The minutes of the Planning Advisory and Highways Committee meeting held on 3rd December 2019 having previously been circulated were confirmed and signed as a correct record by the Chairman.

1546 DECLARATIONS OF INTEREST AND DISPENSATIONS

Cllr Mrs Page declared a personal interest in Planning Application WD/D/19/002757 – 18 Fleet Street.

Cllr Turner declared a personal interest in Planning Application WD/D/19/002757 – 18 Fleet Street.

1547 PLANNING MATTERS

(a) APPLICATIONS

The following planning applications were considered:

1. WD/D/19/002564

Bowgrove Farmhouse, Bowgrove Road

Conversion of outbuilding to 1 no. dwelling.

Recommend Refusal on the grounds that -

The application form referred to a septic tank as indicated on the plans however it could not be identified.

There had been no consideration/mention of eco credentials or provision for recycling facilities included within the application.

SUS3 - the site was not directly adjoining a settlement and members considered the dwelling should be tied to the main property to ensure its reuse directly benefits the local community.

2. WD/D/19/002757

18 Fleet Street, Beaminster

Replacement Windows.

Recommend Approval - the replacement windows would not affect the street scene.

3. WD/D/19/002766

Shady Side, Axnoller Lane, Beaminster

Variation of Condition 2 of planning approval
WD/D/16/000473 – to allow for a further temporary
period of occupation.

Recommend Approval.

(b) PLANNING APPROVALS

Members **NOTED** one planning approval received since the last meeting.

(c) AMENDED PLANS

1. WD/D/19/002143 – LAND AT THE REAR OF 82 EAST STREET

Members considered amended plans in respect of the above application and made the following comments/observations –

The amended plans did not make any significant improvements and housing development was not an appropriate use for this land being adjacent to the Conservation Area.

The fact remained the site was **OUTSIDE** the Defined Development Boundary, with no provision for affordable/social housing contrary to Policy HOUS6.

The rearrangement of parking within the site and the creation of pedestrians routes through the site did not improve or alleviate the issues with regard to traffic and pedestrian movements in East Street. Members noted the statement 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 were no routes on/off the site indicated on the plans.

Members were concerned to note the application had been supported by the Highway Authority bearing in mind their refusal of 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. I 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"*

Members supported the Conservation Area officers concerns regarding views through the site and the associated affect on the amenity of neighbouring properties in East Street.

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 REQUESTED Dorset Council determine the application via the appropriate planning committee as opposed to delegated authority.

1548 CORRESPONDENCE

(a) WD/D/19/002742 – 16 The Beeches – T1 Ash – fell

Members **NOTED** approval of the application.

(b) Dorset Council – Planning Advisory Service – Peer Review

The Town Clerk advised the Planning Advisory Service would visit Dorset Council between 15th & 17th January 2020 to undertake a peer review of the Council's planning service, an invitation had been extended to town and parish councils to meet a member of the team to get views and hear ideas or suggestions how the Council might shape the future of planning services in Dorset.

Cllr Cheeseman advised he had reserved a space, due to a change in his circumstances he would be unable to attend however he felt it was important Beaminster were represented. Cllr Turner put the date in his diary.

1549 PUBLIC TRANSPORT

(a) Cllr Turner advised the CB3 would be taken to Charminster for safety inspection on 14th January.

(b) WATAG – Cllr Turner advised of correspondence relating to the Yeovil – Bridport corridor and the amendment of the return journey from Yeovil to better suit students and workers.

Dorset Council had established an Executive Advisory Panel to examine various issues relating to the above bus route.

1550 PUBLIC RIGHTS OF WAY

Cllr Dawkins advised scheduled works, to date, had not been completed.

1551 HIGHWAY ISSUES

(a) Dorset Council – Proposed works

The Town Clerk advised of notifications received in respect of maintenance works in Hogshill Street, Fleet Street and Tunnel Road. Having clarified the works with the site agent the Town Clerk confirmed whilst an element of maintenance works were being undertaken those sections of the highway would be resurfaced including the section of the car park utilised as highway during the former bank works.

The closures were scheduled in early April and were between the hours of 21.00 and 06.00, the roads would be open during the day and at weekends.

(b) Cllr Dawkins drew attention to a vandalised sign at Shorts Lane/Shadrack Street.

(c) BT works – Prout Bridge

The Town Clerk advised BT had encountered a technical issue that would delay the scheme therefore the highway would be reinstated and traffic lights removed in the coming days. **NOTED.**

1552 NEIGHBOURHOOD PLAN

Cllr Mrs Page advised a questionnaire would be compiled for Council approval prior to circulation.

1553 DATE OF NEXT MEETING

Members **NOTED** the next meeting was scheduled for Tuesday 4th February 2020.

1554 MEETING

There being no further business, the meeting which started at 7.00pm closed at 8.05pm.

Chairman
4th February 2020