

PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee meeting held on 4th March 2019 in the Public Hall, Beaminster at 7.00pm.

Prior to the commencement of the meeting Cllr Cheeseman advised members that a former councillor, Mrs Rosemary Beeny, had passed away at the weekend. Mrs Beeny, alongside her husband Jim had been an active member of the flood warden team.

1430 PRESENT: Cllr Cheeseman (Chairman) Cllr Beswarick, Cllr Body, Cllr Mrs J Cooke, Cllr Dawkins, Cllr Faulkner, Cllr Norris, Cllr Mrs J Page and Cllr Turner.

1431 APOLOGIES FOR ABSENCE:-
Apologies for absence were received from Cllr Corbett

1432 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS MEETING HELD ON 4TH FEBRUARY 2019
The minutes of the Planning Advisory and Highways Committee meeting held on 4th February 2019 having previously been circulated were confirmed and signed as a correct record by the Chairman.

1433 DECLARATIONS OF INTEREST AND DISPENSATIONS
There were no Declarations of Interests received.

1434 PLANNING MATTERS
(a) APPLICATIONS

The following planning applications were considered:

(1) WD/D/19/000054 (FULL)	3 SCHOOL HOUSE CLOSE Erect single storey rear extension
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Recommend approval – a single storey extension would have limited impact on neighbouring properties.

(2) WD/D/19/000274 (FULL)	KNOWLE FARM, STOKE ROAD Erection of calf rearing barn
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Recommend approval – the development would have limited impact on the area.

(3) WD/D/19/000286 (FULL)	HURFORD HOUSE, 63A EAST STREET Erect single storey rear extension (demolish conservatory)
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Recommend approval – the development would have limited impact on neighbouring amenity.

(b) PLANNING APPROVAL

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

(c) AMENDED PLAN

Members **NOTED** the amended plans submitted in respect of –

(i) Application No. WD/D/18/001069 – Lower Chapel Marsh Farm, Axnoller Lane

Members considered the amended plans submitted and expressed concern with regard to the colour and construction materials. In submitting their objection, members supported the comments made by the Landscape Architect, Sarah Barber and concurred with her that the proposed materials would fail to comply with Local Plan policies ENV1, ENV10 and ENV12.

Members were also concerned to note the absence of any reference to the proposed footpath diversion, to which the Town Council had lodged an objection.

(b) Application No. WD/D/18/002592 – Clipper Teas Ltd, Broadwindsor Road

Members objected to the poor overall design of the development.

West Dorset, Weymouth and Portland Local Plan 2.5.4 stated “New development should make a positive contribution to local distinctiveness. Proposals should therefore be formulated with an appreciation of the built and natural context of the area ...” and drew attention to the built form, materials, traditions and architectural detailing, in particular (Policy ENV10).

Despite previous concerns the plans did not include provision for single or couple occupancy (1 bed units), opportunity for a children’s play area or the harvesting of solar power.

Concerns were also expressed with regard to storage (or access for) wheely bins given the potential for restricted vehicular movements.

The amenity (privacy) with regard to a number of plots was questioned particularly on the bottom sections of both sites.

There were sections within the Transport Technical notes that appeared misleading with regard to distances to a number of local amenities. The notes referred to the provision of a covered cycle park however there was no indication on the plan of this.

The site, situated at one of three important ‘gateways’ to the town, offered the potential for the introduction of colour/shape to make a more modern and interesting development.

1435 CORRESPONDENCE

(a) Natural England re: Down Farm Site of Special Scientific Interest (SSSI) Dorset

Members **NOTED** correspondence received informing the Council that the above named site had been notified on 7th February 2019 as a SSSI under Section 28 of the Wildlife & Countryside Act 1981. Members had no objections to the designation.

(b) Mr D Beazer – Town signs

Members had previously been circulated with correspondence received from Mr Beazer expressing his concern with regard to the condition of the 'Beaminster' signs. With the promotion of the new Beaminster 'Logo' members **AGREED** it would be an opportune time to consider replacement signs.

1436 PUBLIC TRANSPORT

(a) Community Transport – CB3 Saturday service

Cllr Turner advised a report would be submitted to the Council outlining proposed amendments to the route and timings with a view to making the journeys easier to manage. He also advised that he was working on a design for signage on the front, back and sides of the bus.

1437 PUBLIC RIGHTS OF WAY

Cllr Dawkins had no issues to raise.

1438 HIGHWAY ISSUES

(a) Cllr Faulkner advised four complaints were raised during a recent councillors surgery, these were passed to the office for action.

(b) Cllr Dawkin drew attention to damage incurred when a tractor hit an estate agent sign that had been attached to a highway sign in Half Acre Lane.

1439 NEIGHBOURHOOD PLAN

Mrs Page reported a meeting had taken place at which the question had been raised with regard to why it was felt necessary to build 400 properties in Beaminster at a time when the population in the town had decreased with only 180 on the waiting list. Cllr Mrs Page would raise this question with West Dorset District Council.

1440 CONSULTATIONS

No consultations were raised for discussion.

1441 DATE OF NEXT MEETING

Members **NOTED** the next meeting was scheduled for Monday 1st April 2019.

1442 MEETING

There being no further business, the meeting which started at 7.00pm closed at 8.40pm.

Chairman
1st April 2019