



## PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee meeting held on 5<sup>th</sup> November 2019 in the Skyrm Room, Public Hall, Beaminster at 7.00pm.

Two residents of East Street expressed their concerns with regard to planning application WD/D/19/002143 – 82 East Street.

**1531 PRESENT:** Cllr Cheeseman (Chairman), Cllr Beswarick, Cllr Corbett, Cllr Dawkins, Cllr Drinnan, Cllr Langridge and Cllr Turner; also Mrs Christine Bright (Town Clerk)

**32 APOLOGIES FOR ABSENCE:-**

Apologies for absence were received from Cllr Body, Cllr Mrs Cooke, Cllr Monks and Cllr Mrs Janet Page.

**1533 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS MEETING HELD ON 8<sup>TH</sup> OCTOBER 2019**

The minutes of the Planning Advisory and Highways Committee meeting held on 8<sup>th</sup> October 2019 having previously been circulated were confirmed and signed as a correct record by the Chairman.

**1534 DECLARATIONS OF INTEREST AND DISPENSATIONS**

Cllr Drinnan declared a prejudicial interest in agenda item 4 (a) 6 – Application No. WD/D/19/002570 – Land adjacent 54 Hogshill Street

Cllr Langridge declared a prejudicial interest in agenda item 4 (a) 5 – Application No. WD/D/19/001927 – 6 Prout Bridge

**1535 PLANNING MATTERS**

**APPLICATIONS**

The following planning applications were considered:

**1. WD/D/19/002238**

Recommend Approval.

**The Coach House, 31 North Street**  
Installation of replacement central heating System

**2. WD/D/19/002240**

Recommend Approval.

**Minterne, Cherry Cottage Lane**  
Demolition of existing dwelling and erect new dwelling.

**3. WD/D/19/002331**

**9 HOGSHILL MEAD**

Erect two storey extension and front porch (demolish single storey side extension).  
Form vehicular access and parking area.

Recommend Approval however from the ascetic/bonding point of view members expressed concern at the use of modern bricks that would not bond directly with the existing building therefore the bed joint would be greater.

**4. WD/D/19/002143**

**82 EAST STREET**

Demolish existing bungalow and erection of 5 no. dwellings

Recommend Refusal on the grounds that –

- The development site was outside the Defined Development Boundary, the plans did not include any exception site provision for affordable housing and was not in line with Policy HOUS6
- The development would generate further traffic and pedestrian movements along East Street, a street that is narrow in places and with no footway. This was highlighted in the County Authority recommendation of REFUSAL in respect of a previous application (WD/D/15/001713). There has been no material changes to East Street since 2015 (Policy COM7)
- With the restricted access in mind had any thought been given to the suitability for recycling/refuse/emergency vehicles. There would appear to be no provision for storage of recycling/refuse bins within the site
- Dorset Council, together with the Town Council, have declared a 'Climate Emergency', members were disappointed there were no Eco credentials in relation to the development (ENV13)
- Mention was made on the increase pressure to the existing, at capacity, sewerage system in the town.

**5. WD/D/19/001927**

**6 PROUT BRIDGE**

Replacement of timber windows and doors

The Town Council, having an interest in the Prout Bridge Project, had no comment on the application but felt strongly having declared a 'Climate Emergency' they would like to see improved Eco credentials on public buildings and double glazing should be considered rather than single glazing.

Cllr Drinnan left the meeting.

**6. WD/D/19/002570**

**LAND ADJACENT 54 HOGSHILL STREET**

T1 Field Maple – remove – dead  
T2 & T3 Field Maple – cut back by 2m to fence and reduce height by 2-3m – overshadowing garden  
T4 Lime – cut back by 2m to fence – overshadowing garden  
T5 Sycamore – cut back by 2m to fence & reduce height by 2-3m – overshadowing garden

Recommend Approval.



Cllr Drinnan returned to the meeting.

**7. WD/D/19/002267**

**LAND AT BEAMINSTER DOWN, HIGHER  
NORTHFIELD FARM CROSSROADS**  
Replacement office/store building and  
siting of 2 storage containers

Members had no comment to make as the site location was situated outside the parish boundary.

**(a) PLANNING APPROVALS**

Members **NOTED** four planning approvals received since the last meeting.

**1536 CORRESPONDENCE**

**(a) Dorset Council – Gibbs Garage, Whitcombe Road**

The Town Clerk advised confirmation had been received and there had been no breach of planning control at the site.

**1537 PUBLIC TRANSPORT**

Cllr Turner advised due to a non-fault accident, a replacement bus had been operating for the last two weekends, the repairs were now complete and awaiting MOT.

**1538 PUBLIC RIGHTS OF WAY**

**(a) Dorset Council – Public Path Diversion Order 2019 – part of Footpath 22, Beaminster at Northfield Farm**  
Members **NOTED** the Order made on 19<sup>th</sup> October 2019 to divert part of Footpath 22.

**1539 HIGHWAY ISSUES**

**(a) Dorset Council – Road Safety Scheme – Clay Lane**

The Town Clerk advised members of the response received with regard to their concerns in connection with the new road safety scheme in Clay Lane, in particular the surfacing used.

**(a) Dorset Council – road works/closures**

The Town Clerk advised members, correspondence received from Dorset Council, confirmed they were making every effort to achieve a 'work free' December however to be mindful that deferred works would take place in January/February. **NOTED.**

**1540 NEIGHBOURHOOD PLAN**

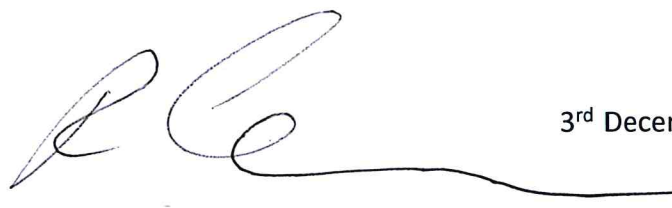
In the absence of Cllr Mrs Page no report was given.

**1541 DATE OF NEXT MEETING**

Members **NOTED** the next meeting was scheduled for Tuesday 3<sup>rd</sup> December 2019.

**1542 MEETING**

There being no further business, the meeting which started at 7.00pm closed at 8.45pm.

  
Chairman  
3<sup>rd</sup> December 2019  
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