



# **BEAMINSTER TOWN COUNCIL**

## **PLANNING ADVISORY AND HIGHWAYS COMMITTEE**

Minutes of the Planning Advisory and Highways Committee meeting held on 17 August 2009 in the Skyrm Room at the Public Hall, Beaminster at 8.40pm.

### **09 PRESENT:**

Councillors Baker (Chairman), Beazer, Mrs Beeny, Berry, Mrs Knox, Mrs Maling, Mrs Page  
Mrs Christine Bright (Town Clerk)

West Dorset District Councillor Mrs Payne and two members of the public.

### **10 APOLOGIES FOR ABSENCE:-**

Apologies for absence were received from Councillor Armstrong, Mrs Baldwin, Elliott and Mrs Page.

### **11 MINUTES OF THE PLANNING MEETING HELD ON 17 JULY 2009**

The minutes of the Planning Advisory and Highways Committee meeting held on 17 July 2009, having previously been circulated were confirmed and signed by the Vice Chairman as a correct record.

### **12 DECLARATIONS OF INTEREST**

Cllr Mrs Knox declared a personal interest in respect of agenda item 4 (c) (x) - Planning Application CA/09/00243 – East Cottage, Whitcombe Road.

Cllr Mrs Maling declared a personal interest in respect of agenda item 4 (c) (xi) – Planning Application CA/09/00244 – Glebe Court, Barnes Lane.

### **13 PLANNING MATTERS**

#### **a. GRANTS**

Members **NOTED** the details of the four planning consents granted by West Dorset District Council since the last meeting.

#### **b. REFUSALS**

Members **NOTED** the detail of one application refused by West Dorset District Council since the last meeting.

### c. APPLICATIONS

The following were considered:

- (i) No: 1/D/09/001140 8 WOODSWATER LANE – First floor balcony & retain rooflights

**Recommend Refusal** on the following grounds:

- Members were extremely concerned at the impact the balcony would have on the amenity of the neighbouring properties either side, in particular, No 10 Woodswater Lane which is sited considerably lower than No. 8. The lack of privacy in the garden of No. 10 would be seriously compromised by the development contrary to Policy DA6
- The development would dominate the elevation of the property and the visual amenity of the direct neighbours contrary to Policy DA5
- The location plan does not give an accurate indication as the the close proximity of the neighbouring properties and the site plan does not show an accurate size of No. 8 Woodswater Lane as it does not indicate the extension constructed in 2006.
- Members would question whether the first floor “French windows” leading onto the proposed balcony were a breach of planning consent as planning consent obtained in 2005 was for a dormer window
- Members would draw attention to two letters of objection submitted by immediate neighbours to the property
- Enclosed are photographs of the elevation on the which the balcony is to be situated, taken from No. 10’s garden, which give a clear indication as to the impact the development would have.

- (ii) No: 1/D/09/001146 34 STOKE ROAD – Replace glazed roof over sun room with tiled roof

**No Objections**

- (iii) No: 1/D/09/001149 LBC WALLED GARDEN OPPOSITE, 2 SHORTS LANE – Remove stone arch over entrance & replace gate

**Recommend Approval.**

- (iv) No: 1/D/09/001133 25 ST MARY WELL STREET – Two storey rear & single side extensions & garage

**Recommend Approval.**

- (v) No: 1/D/09/001148 4 WOODLANDS, BRIDPORT ROAD –  
Single storey extension  
**Recommend Approval.**
- (vi) No: 1/D/08/002201 LAKE HOUSE FARM, WHITE SHEET  
HILL- Demolish house and barn. Erect  
replacement House  
Approval of revised plans - **NOTED**
- (vii) No: 1/D/09/001170 11 – 15 NORTH STREET – Alterations &  
reconstruction of rear extensions  
**Recommend Approval**
- (viii) No: 1/D/09/001175 15 HOGSHILL STREET – Rebuild  
dilapidated utility store room  
**Recommend Approval.**
- (ix) No: CA/09/00243 EAST COTTAGE, 5 WHITCOMBE ROAD  
- To lightly cut back 1 No. Ginkgo Biloba  
away from house and balance crown,  
and light crown lift away from  
pavement  
**Recommend Approval.**
- (x) No: CA/09/00244 GLEBE COURT, BARNES LANE – to fell  
1 No. Leylandii tree  
It was **AGREED** to defer this application for further investigation.

#### **d. APPEALS**

Members **NOTED** detail of an appeal lodge with the Planning Inspectorate in respect of Planning Application No: 1/D/09/000459 - Walled Garden opposite 2 Shorts Lane.

Cllr Mrs Knox left the meeting.

#### **14 REPORTS FROM AND QUESTIONS TO:**

##### **a. Rights of Way Officer**

Cllr Mrs Beeny reported there had been complaints with regard to a gate on Footpath 75 being locked, DCC were dealing with this issue.

##### **b. Public Transport Liaison Officer**

In the absence of Cllr Mrs Baldwin no report was received.

## 15 HIGHWAY ISSUES

### a. Parish Maintenance Unit

No items were recorded.

Attention was drawn to the damage to the railings at Prout Bridge and it was **AGREED** to enquire of the County Council whether crash barriers could be erected in front to offer a degree of protection.

Attention was drawn to the amount of debris and growth in the river at Prout Bridge, it was **AGREED** to refer this to the next meeting of the Flood Warden group in September.

Cllr Mrs Maling left the meeting.

### b. Road Safety Officer –

Members **NOTED**, with regret, Cllr Spooner's notification that he no longer wished to accept the responsibilities of Road Safety Officer for the Council.

### c. Closure of Tunnel Road – proposed works

Members had previously been circulated with details of the forthcoming proposed major works to Beaminster Tunnel together with the traffic management arrangements.

## 16 MEETING

There being no further business, the meeting which started at 8.40pm closed at 10.00pm. The date of the next meeting was **NOTED** as Monday 21<sup>st</sup> September 2009.

**CHAIRMAN**  
**21 September 2009**