



# **BEAMINSTER TOWN COUNCIL**

## **PLANNING ADVISORY AND HIGHWAYS COMMITTEE**

Minutes of the Planning Advisory and Highways Committee meeting held on 21 September 2009 in the Skyrm Room at the Public Hall, Beaminster at 8.35pm.

### **09. PRESENT:**

Councillors Elliott (Chairman), Baker, Mrs Beeny, Berry, Mrs Knox, Mrs Maling, Mrs Page  
Mrs Christine Bright (Town Clerk)  
West Dorset District Councillor Mrs Payne and five members of the public.

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

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

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

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

### **12. DECLARATIONS OF INTEREST**

Cllr Mrs Knox declared a personal interest in respect of agenda item 4 (c) – Planning Application 1/D/09/001414 – Fars, 3 Whitcombe Road.

Cllr Mrs Page declared a personal interest in respect of agenda item 4 (c) – Planning Application 1/D/09/001296 – Whatley Mill, Newton.

### **13. PLANNING MATTERS**

#### **a. GRANTS**

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

#### **b. REFUSALS**

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

### **c. APPLICATIONS**

The following were considered:

- (i) **No: 1/D/09/001350**                      **5 SHORTS LANE** – Two storey extension, replacing modern single storey extension & large dormer. Replace single glazed crittal windows with painted double glazed windows
- Recommend Approval**
- (ii) **No: 1/D/09/001186**                      **WESTLEAZE FARM, WHITE SHEET HILL**  
Erect livestock/general agricultural store & workshop building
- Recommend Approval**
- (iii) **No: 1/D/09/001305**                      **1A-1B SHADRACK STREET** – Convert store/shed into a dwelling. Raise roof line, dormer windows & conservatory
- Recommend Approval**
- (iv) **No: 1/D/09/001304**                      **7-13 HOGSHILL STREET** – Demolish workshop/store buildings  
**CONSERVATION AREA CONSENT**
- Recommend Approval**
- (v) **No: 1/D/09/001273**                      **LAND SOUTH OF BROADWINDSOR ROAD** - Agricultural building for grain drying & storage
- Recommend Approval**
- (vi) **No: 1/D/09/001382**                      **LAND TO REAR OF WHITE HART YARD**  
Demolish section of wall. Form drive & 12 car parking spaces together with vehicular gate

**The Town Council were disappointed to note that the application, whilst addressing the issue of the protection of the trees, still did not address other important factors and therefore Recommended Refusal for the following reasons:**

- **The application makes no mention to any Archaeological or Ecological surveys having been undertaken and therefore the effect of the wildlife occupying the habitat is unknown**

- The application makes no provision to protect pedestrians, from increased traffic, using Memorial Lane
- No consideration appears to have been given by the highway authority with regard to the increased traffic activity despite the close proximity of the zebra crossing and the absence of appropriate road markings
- The proposed bicycle shed is situated too close to the neighbour's boundary wall, which is a listed structure
- Whilst the application goes some way to addressing the issue with regard to the car park surfacing and its associated noise nuisance, some gravel areas are still proposed

(vii) No: 1/D/09/001296

**WHATLEY MILL, NEWTOWN** – Replace garage & extend residential cartilage

**Recommend Approval**

(viii) No: 1/D/09/001355

**BEAMINSTER TOWN HALL, 8 FLEET STREET** – Replace steel windows with timber windows. Retain existing ground floor windows

**No Comment**

(ix) No: 1/D/09/001414

**FARRS, 3 WHITCOMBE ROAD** – Erection of a garden room

**Recommend Approval**

(x) No: 1/D/09/001385

**58 EAST STREET** – Part demolish garden store. New extension

**Recommend Refusal on the following grounds:**

- The development would detract from the modest appearance of the existing building and with the character of neighbouring cottages contrary to Policy DA3 and DA5
- Loss of amenity to neighbouring property contrary to Policy DA6

(xi) No: 1/D/09/001462 LBC

**1A-1B SHADRACK STREET** – Convert store/ shed into a dwelling. Raise roof line, dormer windows & conservatory

**Recommend Approval**

(xii) No: 1/D/09/001371 LBC

**BEAMINSTER TUNNEL, TUNNEL ROAD**  
Internal alterations

**Recommend Approval**

Cllr Mrs I Maling left the meeting.

**(xiii) No: TP/09/00298**

**2A WHITCOMBE ROAD** – to raise the canopy of 1 No. Cedar (T8 in TPO 95) by removing the lower 2-3 branches; and under the Conservation Area: reshape 1 No. Persian Ironwood (Parrotia) tree overall by 5%, reduce and shape 1 No. Pear tree by 5% overall, and to raise the canopy of 1 No. Copper Beech tree to approx. 10-12ft away from hedge and other shrubs

**It was AGREED to delegate comment on this application to Cllr Mrs Page (NB following a site visit – no objections)**

**d. AMENDED PLANS**

Members **NOTED** that Application No. 1/D/09/001140 – 8 Woodswater Lane had subsequently been refused and therefore made no comment on the amendment.

**e. APPEALS**

Members **NOTED** detail of an appeal lodged with the Planning Inspectorate in respect of Planning Application No: 1/D/09/000912 – 20 Eggardon Close.

Cllr Mrs Knox left the meeting.

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

**a. Rights of Way Officer**

Cllr Mrs Beeny reported a gate had been stolen from Footpath 69

**b. Public Transport Liaison Officer**

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

**15. HIGHWAY ISSUES**

**a. Parish Maintenance Unit**

Items to be added to the list :

- Pavement at Monmouth Gardens
- Painting of railings at Prout Bridge

**b. Road Safety Officer**

Following Mr Spooner's resignation from the Council, members considered the appointment of a Road Safety Officer and it was **AGREED**, at this moment in time, not to appoint a replacement.

**c. Dorset County Council – Structural Maintenance Draft List of Schemes for Year 2010 - 2011**

Members received details of the Highway Structural Maintenance schemes for 2010-1011 and **NOTED** there were no works scheduled for Beaminster.

**d. Dorset County Council – Application for Temporary Closure of Road or Traffic Order**

Members **NOTED** the detail of the application for temporary closure of A3066, Beaminster Tunnel.

**e. Mrs B Wood – request to consider dropped kerbs**

A request had been made by Mrs Wood for dropped kerbs at the following locations

- Left hand side of Pilsdon Close
- Both sides of Egardon Close
- Both sides of Lewesdon Close

Members **AGREED** to support the request and to add to the list of issues to be raised with Dorset County Council.

**f. Upper Marshwood Vale Parish Council – Parish Lengthsman Scheme**

An invitation had been received to attend a meeting at Shaves Cross on Thursday 15<sup>th</sup> October at 7.30pm to discuss the proposed Parish Lengthsman Scheme. **NOTED.**

**16. MEETING**

There being no further business, the meeting which started at 8.35pm closed at 9.55pm.

**CHAIRMAN  
19 OCTOBER 2009**