



BEAMINSTER TOWN COUNCIL

PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Members of the Planning Advisory and Highways Committee are summoned to a meeting to be held in the Skyrm Room at the Public Hall on Monday 21 September 2009 starting 10 minutes after the completion of the Council Meeting.

PLANNING APPLICATIONS ARE AVAILABLE FOR INSPECTION ON-LINE, IN THE OFFICE DURING NORMAL OPENING HOURS AND FROM 7PM ON THE EVENING OF THE MEETING

Town Clerk
15 September 2009

A G E N D A

1. APOLOGIES

**2. MINUTES OF THE PLANNING MEETING HELD ON 17 AUGUST 2009
(ENCLOSED)**

3. DECLARATIONS OF INTEREST

In accordance with the Code of Conduct, Members are requested to declare the existence and the nature of any personal prejudicial interests in the following items as defined in the Code and to indicate the action they will be taking when the item is considered.

Guidance note

Members are reminded that under the Code of Conduct it is the responsibility of individual Members to declare a **personal** or **prejudicial** interest. A Member who declares a personal interest may take part in the meeting and vote. If the interest is prejudicial, as defined by the code, the Member must leave the room. Members with a prejudicial interest can still participate if a prescribed exception applies or a dispensation had been granted.

4. PLANNING (DECISION/INFORMATION)

- a. Grants (See Appendix)
- b. Refusals (See Appendix)
- c. Applications (See Appendix)
- d. Amended Plans
- e. Appeals (See Appendix)

5. REPORTS FROM AND QUESTIONS TO:

- a. **Public Transport Liaison Officer**
- b. **Public Rights of Way Officer**

6. HIGHWAY ISSUES (DECISION/INFORMATION)

- a. **Parish Maintenance Unit**
Items for inclusion on the list
- b. **Road Safety Officer** – in light of Mr Spooner's resignation from the Council
- appoint Road Safety Officer
- c. **Dorset County Council – Structural Maintenance Draft List of Schemes for Year 2010 – 2011** – Details of the 2010-2011 Draft Structural Maintenance list has been received – there are no works relating to Beaminster planned.
- d. **Dorset County Council – Application for Temporary Closure of Road or Traffic Order** – To NOTE application to close A3066 Tunnel Road for a period of five weeks from Monday 26 October to ?Sunday 29 November.
- e. **Mrs B Wood** – request to consider dropped kerbs in the following locations:
- Left hand side at the end of Pilsdon Close
 - Both sides of Eggardon Close
 - Both sides of Lewesdon Close
- f. **Upper Marshwood Vale Parish Council** – invitation to attend a meeting on 15th October at Shaves Cross Skittle Alley to discuss the proposed Parish Lengthsman Scheme.

APPENDIX

ITEM 4

a) PLANNING GRANTS

- (i) **No: 1/D/09/001146** **34 STOKE ROAD** – Replace glazed roof over sun room with tiled roof
BTC REC APPROVAL

Approval granted subject to two conditions

- (ii) **No: 1/D/09/001149** **WALLED GARDEN OPPOSITE 2 SHORTS LANE** - Remove stone arch over entrance and replace gate
BTC REC APPROVAL

Approval granted subject to one condition

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

Approval granted subject to three conditions

- (iv) **No: 1/D/09/001091** **BOWGROVE, BOWGROVE ROAD** –
BTC REC APPROVAL Conservatory

Approval granted subject to two conditions

- (v) **No: 1/D/09/000755** **THE WALNUTS, 2 PROUT HILL** – Conversion to form swelling & new garage block
BTC REC REFUSAL

Approval granted subject to nine conditions

- (vi) **No: 1/D/09/000756** **THE WALNUTS, 2 PROUT HILL** – Conversion to form swelling & new garage block
LISTED BUILDING CONSENT
BTC REC REFUSAL

Approval granted subject to three conditions

- (vii) **No: 1/D/09/001015** **34 NORTH STREET** – Approval of all reserved matters for outline permission 1/W/06/001527
RESERVED MATTERS Erection of a dwelling

Approval granted subject to three conditions

- (viii) **No: 1/D/09/000773** **63 EAST STREET** – Convert outbuilding into one bedroomed cottage
BTC REC REFUSAL

Approval granted subject to three conditions

- (ix) **No: CA/09/00244** **GLEBE COURT, BARNES LANE** – To fell 1 No. Thuja tree

Approval granted subject to one condition

- (x) **No: CA/09/00243** **EAST COTTAGE, 5 WHITCOMBE ROAD –**
BTC REC APPROVAL To lightly cut back 1 No. Ginkgo Biloba away from the house and balance crown, and light crown lift away from the pavement

Approval granted subject to two conditions

- (xi) **No: 1/D/09/000455** **BARROWFIELD, BROADWINDSOR ROAD**
BTC REC APPROVAL Vary condition 8 of P.P. 1/W/06/000873

Approval granted subject to five conditions

- (xii) **No: 1/D/09/001148** **4 WOODLANDS, BRIDPORT ROAD –** Single
BTC REC APPROVAL storey extension

Approval granted subject to two conditions

b) PLANNING REFUSALS

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

Reason for refusal:-

1. The proposed first floor balcony, by virtue of its design and siting, would result in a visually incongruous feature and its projection from the simple roof form would be out of character with the existing bungalow. The elevated nature of the structure would cause an unacceptable amount of overlooking which would infringe on the privacy of the neighbouring property despite the limited screening provided with the proposal.

- (ii) **No: 1/D/09/000667** **SHADY SIDE, AXNOLLER LANE –** Steel
BTC REC REFUSAL framed concrete barn

Reasons for refusal:-

1. The application site is located within the countryside beyond the Defined Development Boundary of any settlement, within an Area of Outstanding Natural Beauty. Having regard to the buildings mass, scale, height, bulk and the cumulative effect of all the buildings on this very small site, it is considered that the structure would be visually prominent within the countryside, being detrimental to the character and appearance of the AONB.
2. The proposed building would double the size of the existing building it is proposed to replace, and with a higher ridge line, and the proposal would be in addition to the existing barn. The applicant has not supplied adequate justification for the need for the size of the building to meet the functional requirements of the agricultural holding (which extends to 3 acres).

c) PLANNING APPLICATIONS

- (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

- (ii) No: 1/D/09/001186 **WESTLEAZE FARM, WHITE SHEET HILL –**
Erect livestock/general agricultural store & workshop building
- (iii) No: 1/D/09/001305 **1A-1B SHADRACK STREET –** Convert store/shed into a dwelling. Raise roof line, dormer windows & conservatory
- (iv) No: 1/D/09/001304 **7-13 HOGSHILL STREET –** Demolish workshop/store buildings
CONSERVATION AREA CONSENT
- (v) No: 1/D/09/001273 **LAND SOUTH OF BROADWINDSOR ROAD –** Agricultural building for grain drying & storage
- (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
- (vii) No: 1/D/09/001296 **WHATLEY MILL, NEWTOWN –** Replace garage & extend residential curtilage
- (viii) No: 1/D/09/001355 **BEAMINSTER TOWN HALL, 8 FLEET STREET –** Replace steel windows with timber windows. Retain existing ground floor windows
- (ix) No: 1/D/09/001414 **FARRS, 3 WHITCOMBE ROAD –** Erection of a garden room
- (x) No: 1/D/09/001385 **58 EAST STREET –** Part demolish garden store. New extension
- (xi) No: 1/D/09/001462 **1A-1B SHADRACK STREET –** Convert store/shed into a dwelling. Raise roof line, dormer windows & conservatory
LISTED BUILDING CONSENT

d) AMENDED PLANS

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

e) PLANNING APPEALS

- (i) No: 1/D/09/000912 **20 EGGARDON CLOSE –** Demolish the existing garage and construct a two storey extension
BTC REC REFUSAL

An Appeal has been lodged with the Planning Inspectorate against the Council's refusal of the above application. This is to proceed by way of **Written Representation**.

It is **unnecessary** for Beaminster Town Council to repeat any representations already submitted as comments made at the application stage will be sent to the Planning Inspectorate.

Details of comments made by Beaminster Town Council are:-

RECOMMENDED REFUSAL

- Over development of site
- Plans do not indicate any provision for off-street parking
- The Council requested a site visit preferably after 6pm to appreciate traffic problems in this area

If Beaminster Town Council wish to make any additional comments, they must send **3 copies** in to the Planning Inspectorate by 28 September 2009.