



BEAMINSTER TOWN COUNCIL

PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee meeting held on 5th March 2018 in the Skyrm Room, Public Hall, Beaminster at 7.00pm.

1297 PRESENT: Cllr Body (Chairman), Cllr Baker, Cllr Beswarick, Cllr Cheeseman, Cllr Mrs J Cooke, Cllr Dawkins, Cllr Jupp, Cllr Mrs J Page and Cllr Turner.

1298 APOLOGIES FOR ABSENCE:-

Apologies for absence were received from West Dorset District Councillor Barrowcliffe.

1299 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS MEETING HELD ON 5th February 2018

The minutes of the Planning Advisory and Highways Committee meeting held on 5th February 2018 having previously been circulated were confirmed and signed as a correct record by the Chairman.

1300 DECLARATIONS OF INTEREST AND DISPENSATIONS

No declarations of interest were received.

1301 PLANNING MATTERS

(a) APPLICATIONS

The following planning applications were considered:

(1) WD/D/18/000115 (OUTLINE)

LAND NORTH OF BROADWINDSOR ROAD

Outline planning application for residential development of up to 100 dwellings and associated infrastructure (means of access to be determined)

Beaminster Town Council welcomed development on this site but, as the application was for access only, the Town Council reserved its position until further details were submitted. The Council were unable to comment at this time but raised the following concerns:

- Provision of off street car parking was inadequate – it would result in a majority of on-street parking leading to serious congestion problems
- The proposal for the attenuation pond within the children's play area was a major health and safety concern. The location of the play area on the edge of the development, together with the significant amount of screening proposed meant the play area would be virtually out on a limb and not adequately visible from residential properties
- Within the proposal there was no indication or inclusion of the industrial/employment use for the site (0.5 hectares). The Local Plan identified BEAM1 for mixed development and the Town Council have always advocated live/work units for this site and firmly believes BEAM1 site should be considered in its entirety and should not be segmented
- The layout as proposed does not allow for any ecological considerations for example potential for solar gain

(2) WD/D/18/000051 (FULL)

MIDDLEBROOK HOUSE, 20 WHITCOMBE ROAD

Demolition of conservatory and erect a single storey side extension

Recommend Approval

(3) WD/D/18/000014 (FULL)

12 WOODSWATER LANE

Erection of first floor extension

Recommend Approval

(4) WD/D/18/000311(FULL)

COCKROAD FARM, COCKROAD LANE

Erection of single storey rear extension

Recommend Approval

(5) WD/D/18/000106 (FULL)

**BUILDINGS KNOWN AS JESMOND FARM
MONMOUTH GARDENS**

Create extension to the workshop to use as chipping store. One side to be open

Recommend Approval

(6) WD/D/18/000184 (FULL)

4 WOODSWATER LANE

Erection of a single storey rear extension, side extension, garage and outbuildings

Recommend Approval

(7) WD/D/18/000282

BEAMINSTER MEMORIAL PLAYING FIELD

Construct Skate Park

As the applicant no comment was made

Under this heading Cllr Jupp put forward the suggestion that perhaps there may be some merit in considering the community swimming pool, following its recent closure, as a suitable location for the skate park. Some concerns were expressed with regard to this suggestion as to location, security, responsibility for safety etc.

(b) PLANNING REFUSAL

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

(c) AMENDED PLAN

Members **NOTED** the detail of an amended plan in respect of WD/D/18/000166 – 8 The Square and had no further comment to make.

1302 PUBLIC TRANSPORT LIAISON OFFICER

No report was received.

1303 PUBLIC RIGHTS OF WAY OFFICER

No items to report.

1304 HIGHWAY ISSUES

(a) Dorset County Council – Prout Bridge

Members **NOTED** the County Council's response to the Council's request for a traffic solution at Prout Bridge and expressed their frustration that it would appear an engineering solution had been rejected by the County Council due to the impact on traffic flow which, it was felt would significantly outweigh the small potential benefit of providing part protection to the railings.

Further discussions had taken place during which the County Council had put forward the proposal to erect bollards to offer some protection, members were disappointed at the lack of progress and felt a the previously prepared press release should be issued.

(b) Chideock Bypass Working Group

Members **NOTED** the content of correspondence received from the Working Group in which they had sought feedback on their response to Highway England's request for public consultation on their road investment strategy 2 seeking public opinion on works to be included in their investment budget. Members had no comment to make.

1305 NEIGHBOURHOOD PLAN

No report was received.

1306 DATE OF NEXT MEETING

The date of the next meeting as **NOTED** for Tuesday 3rd April 2018.

1307 MEETING

There being no further business, the meeting which started at 7.00pm closed at 8.30pm

CHAIRMAN
3rd April 2018