



PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee held on Tuesday 7th June 2022 in the Skyrm Room.

A resident of East Street expressed his concerns with regard to the potential flood risk, safety for pedestrians and traffic congestion in respect of planning application P/FUL/2022/00884 – land at Hollymoor Lane.

A resident from Meerhay expressed concern in connection with planning application P/FUL/2022/02899 – Wintergreen Barn, Higher Meerhay Farm Access Road with regard to potential issues related to the long-term designation of a travellers site.

1826 Members present: Cllr Beswarick, Cllr Biggs, Cllr Body, Cllr Cheeseman, Cllr Corbett, Cllr Langridge, Cllr Monks and Cllr Turner; also the Town Clerk and 6 members of the public.

1827 APOLOGIES FOR ABSENCE:

Apologies for absence were received from Cllr Mrs Goode, Cllr Dawkins and Cllr Drinnan.

1828 ELECTION OF CHAIRMAN

Cllr Turner was proposed by Cllr Body, seconded by Cllr Langridge. There being no other nominations Cllr Turner was duly elected Chairman for the ensuing year.

1829 ELECTION OF VICE CHAIRMAN

Cllr Langridge was proposed by Cllr Monks, seconded by Cllr Turner. There being no other nominations Cllr Langridge was duly elected Vice Chairman for the ensuing year.

1830 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS MEETING HELD ON 3RD MAY 2022

The minutes of the Planning Advisory and Highways Committee meeting held on 3rd May 2022, having previously been circulated were approved and signed by the Chairman as a correct record.

1831 DECLARATIONS OF INTEREST

No declarations of interest were received.

1832 PLANNING ISSUES

(a) Planning Applications

1. P/FUL/2022/00884

LAND AT HOLLYMOOR LANE

Erect 12 no. dwellings with associated access

The Council recommended refusal for the following reasons:

The site had in the past been subject to other applications for residential development, the first in 2014 subsequently refused on appeal followed by another application some time later. In the interim years planning approval had been approved for small piecemeal development including five bungalows at 82 East Street all putting pressure on East Street.

- Policy SUS2 (iii) – the site remains outside the Defined Development Boundary, the application for 12 dwellings does not meet any of the restrictions placed on development outside the DDB as the proposal does not provide affordable housing, rural worker's housing or the re-use of existing rural buildings.
- The site is 'green' site outside the DDB, the southern side of East Street between Whitcombe Road and Woodswater Lane is within the Beaminster Conservation Area and the site is within an AONB. East Street has a number of listed buildings, in 2014 the decision notice cited, as a reason for refusal that "the additional traffic generation would be likely to be detrimental to the amenity of residents in East Street and the character of this part of the Beaminster Conservation area".
- Env 5 (i) – Flood risk – the site, although Flood Risk 1 Zone is adjacent to Flood Risk 3 Zone with neighbouring properties to the development site experiencing issues related to surface water run off and water logged gardens, the site is also adjacent to the river Brit.
- The application does not mitigate any of the previous concerns highlighted by both residents and the Town Council in the past with regard to traffic flow onto or in East Street and tributary road network. Members re-iterate the comments of the Highway Officer when consulted on the application in 2014 "there are significant problems on the narrow sections of East Street and that without a suitable traffic management scheme, development should be resisted".
- With regard to highway safety it is not just the volume of traffic generated and using East Street but the danger to pedestrians and cyclists sharing the highway. The application refers to public transport and cycling – in reality Beaminster is very poorly served with public transport and there are not cycle paths around the town.

Additional observations:

- The traffic count was undertaken during the winter months at a time when the country was recovering from the Covid-19 pandemic – the Town Council would question whether the results were a true reflection of traffic movement under normal circumstances
- The proposed dwellings are 4 bedroom properties, those are not the type of dwellings needed, Beaminster has a high level of deprivation and the requirement is for smaller affordable/social housing
- No account has been taken with regard to the amount/impact of or danger to pedestrians from construction traffic on East Street
- Within the report in respect of parking the amount of bedrooms has been incorrectly stated resulting in the number of parking spaces being more than quoted.

- There is a lack of information with regard to the wildlife currently inhabiting the site
- Members questioned the infrastructure with regard to both surface and foul water drainage

2. P/LBC/2022/01658

CHAPEL MARSH FARM, AXNOLLER LANE

Alterations and repairs including re-roofing, replacement windows and doors and staircase

The Council had no objections.

3. P/FUL/2022/02899

WINTERGREEN BARN, HIGHER MEETHAY FARM ACCESS ROAD

Continued use of land for a private residential Traveller site

The Council had no objections.

4. P/CLP/2022/03059

TREFOIL HOUSE, SHORTMOOR LANE

Re-roofing of existing church roof including changing locations of existing roof lights and replacing with conservation style alternative, and removing existing solar panels. Series of internal alterations

The Council had no objections.

5. P/LBC/2022/03210

SITE OF PARNHAM HOUSE, PARNHAM

Reconstruction and replacement of two flat roofs with lead covering to the Stable link building of Parnham House.

Stabilisation to existing timber structure and reconstruction of a tiled mansard roof with flat lead upper roof.

Reconstruction of internal first floor structure and timber staircase and refurbishment internally to restore fire damaged spaces as habitable rooms at ground floor and first floor within the stable link. Refurbishment of existing metal framed windows to Stable line. Minor alterations to the service range of Parnham House including insertion of new WC and temporary timber partitions. Replacement of modern roof over form Bertram Stair enclosed courtyard.

The Council had no objections.

(b) Planning Approvals

Members **NOTED** there had been no planning approvals since the previous meeting.

(c) Planning Refusals

Members **NOTED** there had been no planning refusals since the previous meeting.

1833 CORRESPONDENCE

(a) Dorset Council – New Tree Preservation Order TPO/2022/0022

Members **NOTED** a provisional Tree Prevention Order had been made at Edmund Coombe Coppice, St Mary Well Street on 13th May 2022. The Order being provisional, Dorset Council had six months from that date in which to decide whether the Order would be confirmed.

1834 PUBLIC RIGHTS OF WAY

(a) Dorset Council – Two Rivers

Members **NOTED** the replacement bridge was scheduled for installation in the coming weeks, permission had been delayed due to land drainage and environmental issues related to protected and endangered species.

1835 PUBLIC TRANSPORT

(a) Bus Stop – Clay Lane

No progress on this issue following the Council's request to Dorset Council to reconsider its response.

1836 HIGHWAYS ISSUES

(a) Highway issues to report

The Town Clerk was asked to report the following:

- 30mph signs at Southgate were obscured by vegetation
- 'The Beeches' sign missing in Tunnel Road

(b) Dorset Council – Temporary closure of East Street

Members **NOTED** the proposed temporary closure of East Street to comply with health & safety regulations during the installation of a new gas supply to come into operation on 14th June and remain in force for 5 days.

(c) Dorset Council – Proposed Temporary closure of Stoke Road

Members **NOTED** an application to close Stoke Road on 22nd July 2022 between 9.30 and 15.30 to allow Openreach to provide fibre overhead cabling, members had no objections.

1837 DORSET COUNCIL PLANNING UPDATE

Members had previously been circulated with a copy of the Town Clerk's report following her attendance at a Planning Update for Town & Parish Councils hosted by Dorset Council the content of which was **NOTED**.

1838 DATE OF THE NEXT MEETING

The date of the next meeting was **Tuesday 7th June 2022**.

1839 The meeting commenced at 7.00pm and ended at 8.15pm.

