



PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee held on Tuesday 6th September 2022 in the Public Hall.

Prior to the commencement of the meeting the chairman introduced Mr Matt Frost, agents for reserved matters application (agenda item 4 (a) 1.) acting on behalf of Oriol Housing Ltd.

Mr Frost spoke on the reserved matters application for 58 dwellings of which 20 would be affordable housing with 14 properties for rent and 6 offered for shared ownership.

Members expressed a number of concerns with regard to the proposals within the development in general, some of which Mr Frost suggested could be addressed at a later stage.

1861 Members present: Cllr Turner (Chairman), Cllr Beswarick, Cllr Biggs, Cllr Cheeseman, Cllr Corbett, Cllr R Goode and Cllr Monks; also Christine Bright (Town Clerk)

1862 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Body, Cllr Dawkins, Cllr Drinnan and Cllr Langridge.

1863 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS COMMITTEE MEETING HELD ON 2ND AUGUST 2022

Members having previously been circulated with the minutes of the Planning Advisory & Highway Committee meeting held on 2nd August 2022 confirmed and signed as a correct record.

1864 DECLARATIONS OF INTEREST

No declarations of interest were received.

1865 PLANNING ISSUES

(a) To **CONSIDER** the following **PLANNING APPLICATIONS:**

1. P/RES/2022/04434

Land to the north and west of Cockroad Lane

Application for approval of layout, scale, appearance and landscaping (condition 2 – the reserved matters), construction traffic management plan (condition 6), surface water drainage scheme (condition 7), surface water maintenance scheme (condition 8), attenuation pond details (condition 9), finished floor levels (condition 10), tree protection details (condition 11),

ground remediation scheme (condition 12), biodiversity mitigation and enhancement plan (condition 14), highway details (condition 17), bridge details (condition 18), electric vehicle charging points (condition 19) and travel plan (condition 20) pursuant to outline planning permission ref. WD/D/19/000613 for the erection of 58 No. dwellings and associated works.

Grave concerns were expressed with regard to the unrealistic content of the Travel Plan submitted (Condition 20) particularly in view of the current position where the town is to lose its weekday bus service in October and the vague 'minded to' comments within the Plan with no firm commitment.

Therefore, members were happy to support the application on the condition the Travel Plan was removed from the application, if that were not the case the Town Council recommend refusal of the application.

2. P/HOU/2022/04579

8 Riverside

Convert garage to bedroom and replace lean to extension with a flat roof extension to the rear of the existing garage and retention of detached garage

Recommend approval however concern had been expressed with regard to the absence of an application form and inadequate drawings submitted.

3. P/HOU/2022/04720

Furze Lane Cottage, Furze Lane

Erect single storey rear extension

Recommend approval, the proposed single storey extension would not impact on the cottage environs.

4. P/FUL/2022/04750

West Axnoller Farm Access Road to West Axnoller Farm

Construction of hard surface tennis court and fencing (change of position to that previously approved under application P/FUL/2021/03077)

Recommend approval, there would be no significant impact by the change of position.

5. P/HOU/2022/04823

52 East Street

Proposed single storey extension

Recommend approval, the proposal would not have a significant impact on the neighbourhood

6. P/HOU/2022/04883

7 Whitcombe Road

Upgrading of heating system with 2 air source Heat pump. Pumps to be located inside the boundary wall of the property as depicted on the plans

Recommend approval but would question the potential for possible noise impact with the pumps being sited adjacent to a boundary wall.

7. **P/FUL/2022/04902** **39-41 Clay Lane**
Erection of extension to retail premises
Recommend approval, there would be no significant impact on surrounding neighbourhood.
8. **P/LBC/2022/04941** **39-41 Clay Lane**
Internal and external alterations to facilitate erection of extension to retail premises
Recommend approval, there would be no significant impact on surrounding neighbourhood.
9. **P/HOU/2022/04995** **2 Hollymoor Gardens**
Erect single storey extension and alterations
Recommend approval, the proposed extension would not impact on the neighbourhood.
10. **P/HOU/2022/05029** **Seamark, Tunnel Road**
Erect stable and retention of kennel extension
Recommend approval, the development would not have a detrimental effect on the neighbourhood

(b) PLANNING APPROVALS

NOTED no planning approvals received.

(c) PLANNING REFUSALS

NOTED no planning refusals received

1866 CORRESPONDENCE

(a) DAPTC – Annual General Meeting

In the absence of a proposal to consider the item was deferred to the Council meeting on 27th September 2022

1867 PUBLIC RIGHTS OF WAY

Cllr Biggs offered to be the Council's Public Rights of Way Liaison Officer following Cllr Dawkins wish to step down from the role. **AGREED.**

1868 PUBLIC TRANSPORT

(a) Dorset Council – deregistration of No. 6 bus service

Cllr Monks advised he had made representation to Mr Adrian Glover, Dorset Council following the extraordinary Council meeting held on 16th August seeking a meeting or consultation on proposals for tendering/timetables etc. To date he had received no response.

1869 HIGHWAYS ISSUES

Under this heading Cllr Beswarick expressed his concern at the introduction of a computerised system for the renewal of Dorset Councils Car Park permits, he believed it to be discrimination and the Town Clerk was asked to make representation to Dorset Council.

(a) Dorset Council – proposed temporary closure of Stoke Road

Members **NOTED** consultation of an application from Openreach to close Stoke Road between Hideaway Cottage and Stoke Water House to allow the provision of cabling for a new connection. The works are programmed to commence between 0930 and 1530 on 14th October 2022. No objections were raised.

(b) Dorset Council – proposed temporary closure of White Sheet Hill

Members **NOTED** consultation of an application from Openreach to close White sheet Hill between the entrance of Hillbrow Farm and the entrance to White Sheet Farm to allow the installation of overhead cabling. The works are programmed to commence between 0930 and 1530 from 17th October 2022 until 18th October 2022.

(c) Dorset Council – proposed temporary closure of St Mary Well Street

Members **NOTED** consultation of an application from Openreach to close St Mary Well Street between its junction with Church Street and number 19 to allow safe access to the carriageway box to provide service. The works are programmed to commence between 0930 and 1530 on 18th October 2022. No objections were raised.

(d) Dorset Council – Vehicle Activated Speed Signs

The Town Clerk advised notification from Dorset Council had been received that it was the intention to remove the three VAS signs located within Beaminster as two were not working and were no longer financially viable to maintain. In the absence of a SID at the southern end of town members voice their objection to the removal of the VAS located at Prout Hill particularly as it was currently working.

1870 DATE OF NEXT MEETING

The date of the next Planning Advisory & Highways Committee meeting was scheduled to take place on Tuesday 4th October 2022.

1871 MEETING

The meeting which commenced at 7.00pm closed at 8.45pm.

Chairman
4th October 2022

