



PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee held on Tuesday 3rd January 2023 in the Public Hall.

Two residents spoke expressing concern with regard to the application to extinguish part of Footpath 79 and diver part of Bridleway 80, in addition they circulated members with details of a compromise route as submitted to Dorset Council that, in their view, would address the landowner's concerns with regard to security.

Two residents residing adjacent to the development site spoke expressing concerns with regard to the proposed amendment to Planning Application P/FUL/2022/07766 – Site adjacent to 82 East Street with regard to the size and impact of the two dwellings as proposed in the amended plans submitted.

1908 Members present: Cllr Turner (Chairman), Cllr Beswarick, Cllr Biggs, Cllr Cheeseman, Cllr Langridge and Cllr Monks; also Christine Bright (Town Clerk) and four members of the public.

1909 APOLOGIES FOR ABSENCE

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

1910 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS COMMITTEE MEETING HELD ON 6TH DECEMBER 2022

Members having previously been circulated with the minutes of the Planning Advisory & Highway Committee meeting held on 6th December 2022 confirmed and signed as a correct record.

1911 DECLARATIONS OF INTEREST

Cllr Langridge declared a personal interest in respect of agenda item 4 (b) – St Mary's church

1912 PLANNING ISSUES

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

1. P/RES/2022/07514

HAMS MILL, SOUTHGATE

Erection of 1 no. dwelling (reserved matters application to determine layout, scale, appearance and access following the grant of planning permission number WD/D/19/02545)

The Town Council had no objections to the application but submitted the comment that there were no clear levels indicated on the application therefore it was unclear as to whether the scale of the dwelling would impact on neighbouring properties, similarly its proximity to the river. Concern was expressed with regard to the proposed access not being in accordance with current fire brigade legislation.

2. P/FUL/2022/07616**KITWHISTLE BARN COTTAGE, HIGHER NORTHFIELD FARM**

Barn conversion to dwelling

Recommend approval, the conversion would not impact the surrounding environs.

3. P/HOU/2022/07757**9 HOGSHILL MEAD**

Erection of extension to south elevation of the existing property, creating a single storey utility room

Recommend approval, the extension would not have a detrimental effect on the property or environs.

4. P/FUL/2022/07766**SITE ADJACENT TO 82 EAST STREET**

Erection of 2 no. dwellings (amended scheme in relation to plots 4 & 5 approved under WD/D/20/00583) (APP/D/1265/W/21/3267101)

Recommend refusal on the grounds that:

- The plans did not accurately indicate site levels making it difficult to ascertain exact finished floor levels.
- The significant increase in the size of the properties would have a detrimental effect on the amenity of properties in East Street contrary to Policy ENV16 with regard to overshadowing, overbearing impact and lack of privacy (overlooking)
- The two semi detached properties previously granted had been replaced with two large detached houses contrary to Policy ENV12 the design should be in harmony with adjoining buildings and the area as a whole, the proposed detached properties were dis-proportionate to the rest of the development.

Other observations:

- A number of existing East Street properties had been omitted from the plans creating a false impression of the environs
- The introduction of hard surfaces on a previous green field site would exacerbate surface water run-off into East Street properties
- The close proximity to boundary wall removing green corridor

Beaminster Town Council requested the application was determined by Committee and not via delegated authority.

(b) PLANNING APPROVALS

The following planning approvals were **NOTED**:

(1) P/TRC/2022/06827**ST MARY'S CHURCH, CHURCH STREET**

T1 Beech – Crown raise by 2.5m all around, crown reduce by max 3.5m overall & crown thin by approx. 25% - maintenance. T2 Field Maple – Fell – outgrown location.

(2) P/TRC/2022/06759

7 BRIDPORT ROAD

T1 Malas – reduce overall crown by 2.5m. T2 Pitisforum – Fell. T3 & T4 Holly - Fell

(3) P/FUL/2022/05509

LAND OPPOSITE HOLY TRINITY BURIAL GROUND

Re-erection of open sided shelter site adjacent to existing scout hut.

(4) P/FUL/2022/05013

CHANTRY FARM, CHANTRY LANE

Change of use of granary building to dwelling.

(c) PLANNING REFUSALS

NOTED no planning refusals received

1913 CORRESPONDENCE

(a) Dorset Council New Tree Preservation Order TPO/2022/0098

Members **NOTED** a provisional Tree Preservation Order had been made in respect of a Beech tree at St Mary's Church, Church Street on 8th December 2022 following an investigation had confirmed the tree had previously been unprotected, an assessment had considered the tree to be visually important for the local and surrounding area therefore its long term protection and retention had been sought

(b) Dorset Council – Tree Preservation Order TPO/2022/0039

Members **NOTED** a provisional Tree Preservation Order at Trefoil House, Shortmoor Lane had been confirmed by Dorset Council without modification under delegated powers on 14th December 2022.

1914 PUBLIC RIGHTS OF WAY

(a) Dorset Council – Footpath 79 and Bridleway 80 – Chantry Farm

Members had previously been circulated with details of an application made to Dorset Council to extinguish part of Footpath 79 and to divert part of Bridleway 80. Following due consideration members **AGREED** to oppose the application, offering support for the compromise proposal put forward members suggested Dorset Council discuss the option with the landowner.

(b) Dorset Council – Parts of footpath 71 & 72 – Broadwindsor Road

Members had previously been circulated with details of an application made to Dorset Council to divert parts of Footpath 71 and 72. Following due consideration members had no objections to the application.

1915 PUBLIC TRANSPORT

Clr Turner advised issues with regard to the No. 6 service would be subject to further discussion.

1916 HIGHWAYS ISSUES

The Town Clerk was asked to report the following issues:

- Blocked gullies in Whitcombe Road – the Town Clerk was asked to seek a meeting with the local highway officer
- Trash screens in Fleet Street were being choked by debris washing down from further upstream.

1917 ROAD SAFETY ISSUES

(a) Dorset Council – 20mph Speed Limit approach

Following the decision to form a small Working Group membership confirmed as: Cllr Drinnan, Cllr Langridge, Cllr Monks and Cllr Turner. It was AGREED to invite interested residents to join the Working Group, a date for the initial meeting to be arranged.

1918 DATE OF NEXT MEETING

The date of the next Planning Advisory & Highways Committee meeting was scheduled to take place on Tuesday 7th February 2023.

1919 MEETING

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

Chairman
7th February 2023

