



PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee held on Tuesday 5th September 2023 in the Skyrm Room, Public Hall.

2009 Members present: Cllr Turner (Chairman), Cllr Mrs Anderton, Cllr Dawkins and Cllr Woods; also Christine Bright (Town Clerk)

2010 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Beswarick, Cllr Biggs, Cllr Body, Cllr Corbett, Cllr Goode and Cllr Monks;

2011 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS COMMITTEE MEETING HELD ON 1ST AUGUST 2023

Members having previously been circulated with the minutes of the Planning Advisory & Highway Committee meeting held on 1st August 2023 were amended to record Cllr Woods as having tendered his apologies. Due to the low attendance it was **AGREED** to defer confirming the minutes until the next meeting.

2012 DECLARATIONS OF INTEREST

No declarations were received.

2013 PLANNING ISSUES

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

1. P/RES/2022/04434

LAND TO THE NORTH & WEST OF COCKROAD LANE

Application for the approval of layout, scale, appearance and landscaping (condition 2-the reserved matters), construction traffic management plan (condition 6), 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 (amended plans/information).

Recommend refusal on the following grounds:

ENV13 - new buildings were expected to achieve high standards of environmental performance however there was no mention of:

- Solar Panels

- Triple Glazing
- Water Collection
- Ground Source Heat Pumps within the development.

COM7 - creating a safe and efficient transport network - there is minimal public transport in Beaminster serving nearest towns of Crewkerne and Bridport. There is not the employment within Beaminster, occupiers of the houses will have to travel by car for work and leisure purposes.

COM9 - parking standards in new developments - does the parking provision within the plan meet the required criteria

COM10 - utility services infrastructure - can the developers demonstrate, bearing in mind a development of a similar size on an adjacent site:

- current energy supplies were sufficient for the number of EV charging points identified
- surface water run off, there was no mention of semi-permeable membranes, existing culverts fed from the site in some locations were inadequate to take large volumes of water
- Sewerage treatment plant in the town is already under immense pressure
- water pressure in that area of the town is very poor

Overall the layout of the site had not been well thought out with the provision of a childrens play area located on the perimeter of the development with minimal visibility from dwellings posing potential security risk to children, how does the developer plan to mitigate the risk.

The attenuation pond, with no protective measures poses a serious risk of drowning, how does the developer plan to mitigate the risk.

2. P/FUL/2023/04547

MEMORIAL PLAYING FIELD, BEAMINSTER

Proposed replacement cricket training facility

Town Council support the proposal to enhance sporting facilities in the town.

3. P/LBC/2023/04577

36 HOGSHILL STREET

Internal alterations and refurbishment

Recommend approval.

4. P/LBC/2023/04481

14 HOGSHILL STREET

Proposed replacement rooflight

Recommend approval.

5. P/FUL/2022/07351

BEAMINSTER BOTTOM FARM

Retain the change of use from agricultural to tourism use

Recommend approval.

6. P/TRC/2023/0470

7 WHITCOMBE ROAD

T1 Pitisporum – reduce by approx. 1.3m as per annotated photo submitted

No objections.

7. P/NOT/2023/05035

PHONE BOX, HOGSHILL, CLAY LANE

Removal of pay phone

No objections to the removal of the payphone, members expressed an interest in retaining the telephone box.

(b) PLANNING APPROVALS

Planning approvals **NOTED** since the previous meeting:

1. P/HOU/2023/02866

38a HOGSHILL STREET

Erect front porch and car pot to existing garage

Approved subject to 2 conditions.

2. P/RES/2023/03649

12-14 LAND NORTH OF SOUTHGATE

Outline application for the erection of 1 no. dwelling (reserved matters application to determine access, appearance, landscaping, layout & scale following the grant of outline planning permission no. WD/D/19/002545

Approved subject to 10 conditions.

3. P/FUL/2023/02335

18 HOGSHILL STREET

Alteration and improvement works to the property for continued use of the ground floor retail/post office accommodation and first floor residential flat

Approved with 3 conditions.

4. P/LBC/2023/02336

18 HOGSHILL STREET

Alteration and improvement works to the property for continued use of the ground floor retail/post office accommodation and first floor residential flat

Approved with 9 conditions.

2014 PLANNING REFUSALS

NOTED no planning refusals had been received since the last meeting.

2015 CORRESPONDENCE

(a) Dorset Council – Housing Strategy Consultation

Members were asked to consider a corporate view on the consultation however with limited members in attendance **AGREED** to refer to the September Council meeting for consideration.

2016 PUBLIC RIGHTS OF WAY

In the absence of the Public Rights of Way officer no report was received.

2017 PUBLIC TRANSPORT

(a) CB3 – Bus Operators permit

CLlr Turner was pleased to advise the CB3 had renewed its Community Bus Operators Permit valid for the next five years.

He also advised and application to apply for the bus operators support grant (BOSG) application would be prepared.

2018 HIGHWAYS ISSUES

(a) Broadwindsor Road/Whitcombe Road – uneven road surface

The Town Clerk was asked to enquire of Dorset Council when these roads were scheduled for resurfacing.

2019 ROAD SAFETY ISSUES – the Town Clerk advised the scheduled meeting had been cancelled pending further enquiries with neighbouring parishes.

Cllr Woods reported the beacon on the pedestrian crossing was no longer flashing, the Town Clerk was asked to report to Dorset Council.

2020 DATE OF NEXT MEETING

The date of the next Planning Advisory & Highways Committee meeting was scheduled to take place on Tuesday 4th October 2023.

2021 MEETING - the meeting which commenced at 7.00pm closed at 8.00pm.

Chairman
3rd October 2023

