



Beaminster Town Council

PLANNING ADVISORY AND HIGHWAYS COMMITTEE

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

2047 Members present: Cllr Turner (Chairman), Cllr Beswarick, Cllr Body, Cllr Corbett, Cllr Dawkins, Cllr Goode, Cllr Gunning, Cllr Monks, and Cllr Woods; also Christine Bright (Town Clerk)

2048 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Anderton and Cllr Biggs.

2049 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS COMMITTEE MEETING HELD ON 7TH NOVEMBER 2023

Members having previously been circulated with the minutes of the Planning Advisory & Highway Committee meeting held on 7th November 2023 were confirmed and signed by the chairman as a correct record.

2050 DECLARATIONS OF INTEREST

No declarations were received.

2051 PLANNING ISSUES

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

1. **P/FUL/2023/04091**

Revised plans/additional info.

DOWER HOUSE, PARNHAM HOUSE, PARNHAM

Erect new dwelling. Construct swimming pool and plant house. Alterations and extensions to Dower House to provide enhanced internal accommodation; part demolition including existing boiler room, utility room, conservatory, garage, walling, structures within courtyard and detached outbuilding. Reinstatement of carriageway, gates and piers and boundary enclosure; erection of bike stores.

There were no objections raised to the amendments and approval recommended however members expressed some concern with regard to the Highway Officers recommendation to close the main entrance.

2. **P/LBC/2023/04092**

Revised plans/additional info.

DOWER HOUSE, PARNHAM HOUSE, PARNHAM

Erect new dwelling. Construct swimming pool and plant house. Alterations and extensions to Dower House to provide enhanced internal accommodation; part demolition including existing boiler room, utility room, conservatory, garage, walling, structures within courtyard and detached outbuilding.

Reinstatement of carriageway, gates and piers and boundary enclosure; erection of bike stores

There were no objections raised to the amendments and approval recommended however members expressed some concern with regard to the Highway Officers recommendation to close the main entrance.

3. P/FUL/2023/06394

COOMBE DOWN FARM COTTAGES

Erect dwelling with associated access, parking and garden areas (Demolish existing cottages and garage)

Recommend approval.

4. P/FUL/2023/06527

82 SITE OFF EAST STREET

Erect two dwellings (amended scheme to appeal application – APP/ D1265/W/21/3267101)

Recommend refusal, the new application did not make any significant material changes to the previous applications. The plans indicate two much larger dwellings on an already cramped site and the Town Council reiterate its previous comments:-

- the plans do not accurately indicate site levels
- 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
- previously agreed semi detached properties replaced by two large detached properties would be contrary to Policy ENV12
- the proposed detached properties were disproportionate to the rest of the development
- members object to the traffic report - recent severe weather incidents highlighted the problems encountered with the narrowness of East Street for access by large agricultural vehicles. East Street has reached its capacity with regards to vehicular movements/parking etc.

5. P/FUL/2023/06528

PARNHAM ESTATE, PARNHAM

Erection of boat house for use as a holiday let within the grounds of Parnham House

Recommend approval.

(b) PLANNING APPROVALS

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

1. P/HOU/2023/04847

6 CHAMPIONS GARDENS

Install 14 PV panels on roof, 7 at the front and 7 at the rear

Approved with 5 conditions

2. P/FUL/2023/05567

12-14 LAND NORTH OF SOUTHGATE

Retain use of land as garden land

Approved with 2 conditions

(c) PLANNING REFUSALS

No planning refusals received since the previous meeting.

2052 CORRESPONDENCE

No items of correspondence had been received.

2053 PUBLIC RIGHTS OF WAY

No items were raised for discussion.

2054 PUBLIC TRANSPORT

Cllr Turner advised of an incident involving the CB3 bus, it would appear that one of its windows had been shot at and broken, the repair costing £270.

Cllr Turner was pleased to report the Axe Valley and West Dorset Ring & Ride service had received much needed help to maintain its services in Devon, unfortunately they could no longer continue its West Dorset service.

2055 HIGHWAYS ISSUES

The recent heavy rain had highlighted problems with blocked highway gullies resulting in severe flooding in some areas of the town that had resulted in tarmac lifting, potholes, mud, slime and debris on the roads.

There had been reports of blocked culverts at Flaxfield.

The deterioration of the road surface at the top of Whitcombe Road and Broadwindsor Road were highlighted.

2056 ROAD SAFETY ISSUES

NOTED agreement to undertake a number of traffic surveys following submission of the application for a 20mph limit to Dorset Council.

2057 DATE OF NEXT MEETING

The date of the next Planning Advisory & Highways Committee meeting was scheduled to take place on Tuesday 2nd January 2024.

2058 MEETING - the meeting which commenced at 7.00pm closed at 7.45pm.

Chairman
2nd January 2024

