



## PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee held on Tuesday 2<sup>nd</sup> April 2024 in the Cowie Room, Public Hall.

**2097 Members present:** Cllr Turner (Chairman), Cllr Body, Cllr Dawkins and Cllr Gunning; also Christine Bright (Town Clerk).

### 2098 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Anderton, Cllr Beswarick, and Cllr Monks.

### 2099 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS COMMITTEE MEETING HELD ON 7<sup>TH</sup> MARCH 2024

Members having previously been circulated with the minutes of the Planning Advisory & Highway Committee meeting held on 7<sup>th</sup> March 2024 were confirmed and signed by the chairman as a correct record.

### 2100 DECLARATIONS OF INTEREST

No declarations were received.

### 2101 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 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).

The Committee made the following observations:

- COM7 – Whilst traffic within the site has been considered there would appear to have been no consideration or comment on the impact of the potential for 116 additional vehicles going in and out of Cockroad Lane and St James. The Town Council have

previously highlighted this concern together with concerns regarding construction traffic

accessing the site via Cockroad Lane and the impact on the amenity of residents of Ridgeway View and St James. Construction traffic using the A3066 (Hogshill Street) and Clay Lane was also a concern.

Vehicle movements to/from the site when all the properties are occupied will be considerable bearing in mind the lack of employment within the town and minimal public transport services, this causes concern with regard to pedestrian safety particularly the children attending St Mary's Primary School and the elderly residents in sheltered accommodation in Clay Lane.

- COM10 – Utility services infrastructure – can the developers be confident, bearing in mind the proposed other development of a larger size on an adjacent site that:
  1. Will the current electricity sub station be sufficient to cope with the increased provision of EV charging points and PV's on the site
  2. Surface water run off – problems currently exist with regard to inadequate culverts taking excess surface water
  3. The sewerage system is capable of taking the pressure placed on it by 58 fully occupied dwellings
  4. The existing Wessex Water system is strained in most areas of the town – is it capable of taking the additional pressure

The Committee remained concerned with regard to the location of the children's play area, the area proposed was situated on the perimeter of the development barely visible from dwellings, with proposed additional screening children's safety would be compromised; also concerns remained with regard to the attenuation pond, with no protective measures the pond posed a serious risk of drowning, again sited on the perimeter of the development.

**2. P/LBC/2024/01019**

**19 HOGSHILL STREET**

Carry out repairs to stonework on gable wall and install replacement of window.

Recommend approval; the proposal would not impact the area.

**3. P/HOU/2024/01091**

**25 NORTH STREET**

3 replacement timber windows to the rear of the property.

Recommend approval; the proposal would not impact the area

**4. P/LBC/2024/01092**

**25 NORTH STREET**

3 replacement timber windows to the rear of the property.

Recommend approval; the proposal would not impact the area

**5. P/VOP/2024/01333**

**LAND NORTH OF BROADWINDSOR ROAD**

Outline planning application for residential development of up to 100 dwellings and associated infrastructure (means of access to be determined) –

with variation of conditions 1 & 14 of outline planning permission WD/D/18/000015 – to amend access arrangement from roundabout to T

Members Recommend refusal - the roundabout should be retained for the following reasons:

- On completion of the development of the two adjacent sites there would be the potential for in excess of 300 vehicles accessing the residential estate, these in addition to vehicle movements generated by the agricultural business opposite and Broadwindsor Road being an arterial route into Beaminster from the Marshwood Vale and Broadwindsor a roundabout would facilitate a smooth flow of traffic, a T junction would lead to driver frustration at busy times for those wishing to leave the estate/agricultural business which has the potential to lead to accidents.
- A roundabout would slow traffic down on the approach and the town council would like to see the speed limit extended back beyond the entrance to the development.
- The lack of public transport is a contributing factor in the number of traffic movements

Members supported the Highway Authorities in the need for a proper assessment of the highway implications.

#### **(b) PLANNING APPROVALS**

Members **NOTED** planning approvals received since the previous meeting:

**1. P/HOU/2024/00277**

Granted.

**20 SOUTHGATE**

Replace existing store with new workshop, erect greenhouse and alterations to existing boot room to include roof lights.

#### **(c) PLANNING REFUSALS**

No planning refusals received since the previous meeting.

#### **2102 CORRESPONDENCE**

No items of correspondence had been received.

#### **2103 PUBLIC RIGHTS OF WAY**

The Town Clerk was asked to ascertain whether there were any public rights of way within the proposed development site at Cockroad Lane.

#### **2104 PUBLIC TRANSPORT**

Members were advised a buyer had been found for the Optare mini bus, **NOTED** also amendments to the CB3 timetable to include South Perrott.

#### **2105 HIGHWAYS ISSUES**

No issues were raised.

#### **2106 ROAD SAFETY ISSUES**

##### **(a) 20mph Speed limit**

Members had previously been circulated with details of the proposal put forward by Dorset Council with regard to the extension of the existing 20mph area. The Town Clerk advised that a meeting of the Working Group had taken place prior to this meeting and fed back observations made.

Members **AGREED** to support the proposal in principle subject to the clarification of following issues:

**Location 1: Clay Lane/Broadwindsor Road**

Housing developments in Broadwindsor Road would provide a total of 158 properties, both were at the reserved matters stage within the planning process, when fully occupied there would probably, at the very least result in 316 vehicles accessing the developments which raises the question of whether it would be prudent to introduce the 20mph limit back beyond the entrance to the development site and the Bugler agricultural business at this stage.

**Location 2: A3066 Bridport Road, Southgate**

Where would the 30mph buffer begin based on the 20 signs in the suggested site and enquired whether it could be pushed back to the first entrance to Parnham Park.

**Location 3: Whitcombe Road**

Where would the 30mph buffer begin based on the 20 signs in the suggested site.

**Location 4: Hollymoor Common Lane**

Where would the 30mph buffer begin based on the 20 signs in the suggested site.

**Location 5: North Street**

Members were concerned that access to Middle Green and the top end of Gerrards Green would not be covered by the proposed location of the 20 signs and would therefore like to see the signs moved further back up Whitesheet Hill, they also questioned where the 30mph buffer would begin.

North Street was the access road to a large number of properties in Middle Green, Gerrards Green, Flaxfield, Flaxfield Rise, Hardy Close, Manor Gardens and Woodswater Lane, a large percentage housing families who have to walk or cycle to town including children going to the schools. Both the Town Council and the Working Group were acutely aware of the dangers posed by vehicles using North Street and requested consideration of the provision of a pavement.

**2107 NEIGHBOURHOOD PLAN WORKING GROUP**

Members had previously been circulated with the minutes of the Neighbourhood Plan Working Group meeting held on 12<sup>th</sup> March 2024. **NOTED** the 'Drop In' event planned for Saturday 27<sup>th</sup> April in the Public Hall.

**2108 DATE OF NEXT MEETING**

The date of the next Planning Advisory & Highways Committee meeting was scheduled to take place on Tuesday 30<sup>th</sup> April 2024.

**2109 MEETING** - the meeting which commenced at 7.00pm closed at 8.15pm.

Chairman  
30<sup>th</sup> April 2024



