



## PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee held on Tuesday 30<sup>th</sup> April 2024 in the Cowie Room, Public Hall.

**2110 Members present:** Cllr Turner (Chairman), Cllr Beswarick, Cllr Body, Cllr Corbett, Cllr Dawkins, Cllr Gunning, Cllr Monks; also Mr Ethan Kalemjian (Adminstrator)

**2111 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Anderton and Christine Bright (Town Clerk).

**2112 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS COMMITTEE MEETING HELD ON 2<sup>nd</sup> APRIL 2024**

Members having previously been circulated with the minutes of the Planning Advisory & Highway Committee meeting held on 2<sup>nd</sup> April 2024 were confirmed and signed by the chairman as a correct record.

**2113 DECLARATIONS OF INTEREST**

No declarations were received.

**2114 PLANNING ISSUES**

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

**1. P/RES/2024/01596**

**LAND AT ST MARY WELL STREET**

Erection of 1 dwelling (reserved matters application to determine access, appearance, landscaping, layout and scale following the grant of outline planning permission number WD/D/20/003001)

Members recommended refusal – the proposal had not been sufficiently amended to address concerns previously expressed in 2021 as follows:

- The proposed site is outside the Defined Development Boundary and within the Conservation Area – **POLICY SUS2**
- The proposed site, having lay dormant for a number of years and any development on the site would destroy the habitat and biodiversity of the site. There are Barn Owls, buzzards and a diverse range of birds, insects and other species that inhabit the site – **POLICY ENV10**

- There is a substantial Holm Oak on the site, with a large canopy spread and root system, development would undoubtedly damage that root system. The tree is also protected with a Tree Preservation Order (**TPO890**). The Oak is home to nesting Tawny Owls- **POLICY ENV10**
- St Mary Wells Street, with its Listed Buildings, is by nature a narrow street that tails off to become a bridleway, access to the proposed development site would be off the Bridleway and not the metalled highway.

**2. P/HOU/2024/01838**

**2 GREEN CROSS DRIVE**

Erect two storey extension.

Recommend approval; the proposal would not impact the area.

**3. P/HOU/2024/01878**

**24 ST MARY WELL STREET**

Rear extension and alterations. Erect replacement outbuilding, current outbuilding demolished.

Recommend approval; the proposal would not impact the area.

**(b) PLANNING APPROVALS**

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

**1. P/LBC/2024/00549**

Granted with 3 conditions.

**14 CHURCH STREET**

Internal and external alterations including kitchen and bathrooms, upgrade thermal performance. Install 3No rooflights. New and replacement windows and doors.

**(c) PLANNING REFUSALS**

No planning refusals received since the previous meeting.

**2115 CORRESPONDENCE**

No items of correspondence had been received.

**2116 PUBLIC RIGHTS OF WAY**

No issues were raised.

**2117 PUBLIC TRANSPORT**

CLlr Monks had attended a virtual WATAG meeting where general discussion noted the widespread public disappointment with the increasing reduction in Dorset community transport services.

Cllr Monks reported that a recent CB3 Safety Inspection revealed everything in order with the minor exceptions of a small amount of water ingress, as well as a slight difficulty in opening the rear door. Cllr Turner enquired about the prospect of accepting group bookings, and it was **AGREED** that Cllr Turner would liaise with the Finance Officer on the matter.

Cllr Dawkins reported that two new prospective volunteer drivers for the CB3 bus were awaiting updates to their licence and insurance status respectively.

**2118 HIGHWAYS ISSUES**

No issues were raised.

**2119 ROAD SAFETY ISSUES**

**(a) 20mph Speed limit**

The Committee **NOTED** that a further response awaited from Dorset Council.

**2120 NEIGHBOURHOOD PLAN WORKING GROUP**

Members had previously been circulated with the minutes of the Neighbourhood Plan Working Group meeting held on 16<sup>th</sup> April 2024. **NOTED** the 'Drop In' event tentatively planned for either Saturday 18<sup>th</sup> or Saturday 25<sup>th</sup> May in the Public Hall. The date of the next meeting for the Neighbourhood Plan Working Group is currently TBA.

**2121 DATE OF NEXT MEETING**

The date of the next Planning Advisory & Highways Committee meeting was scheduled to take place on Tuesday 4<sup>th</sup> June 2024.

**2122 MEETING** - the meeting which commenced at 7.00pm closed at 8.00pm.

Chairman  
4<sup>th</sup> June 2024