



PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee held on Tuesday 2nd December 2025 in the Skyrm Room, Public Hall.

The member of the public present addressed the Council with regard to the previous planning application at 6 North Street to demolish the brick chimney which members had approved. He enquired whether the applicant had given any justification as to why it needed to be removed.

He also enquired whether additional work could be carried out to the drains and gullies in Whitcombe Road. Cllr Gunning confirmed he was in discussion directly with Dorset Council on this issue.

2342 MEMBERS PRESENT: Cllr Gillings (Chairman), Cllr Benton, Cllr Corbett, Cllr Dawkins, Cllr Gunning, and Cllr Tuff; also Christine Bright (Town Clerk) and one member of the public.

2343 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Anderton and Cllr Biggs.

2344 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS COMMITTEE MEETING HELD ON 7TH OCTOBER 2025

Members having previously been circulated with the minutes of the Planning Advisory & Highway Committee meeting held on 7th October 2025 were confirmed and signed by the Chairman as a correct record.

2345 DECLARATIONS OF INTEREST

Cllr Gillings declared a prejudicial interest in agenda item 4 (3) P/TRC/2025/07059 – 4 Shadrack Street.

2346 PLANNING ISSUES

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

1. P/FUL/2025/06437

6 NORTH STREET

Partial demolition of existing brick boiler house

In considering the application concerns were expressed with regard to the loss of a chimney which had become part of the heritage of Beaminster. The Town Clerk was asked to seek a meeting with the applicant to obtain a better understanding of the issues faced and whether the chimney might be saved.

2. P/HOU/2025/06842

19 CLAY LANE

Erection of garden room outbuilding to rear garden

Recommend approval – the proposed outbuilding would not impact on the amenity of the area.

3. P/TRC/2025/07059

4 SHADRACK STREET

T1 Ginkgo – remove

No objections.

4. P/CLE/2025/06950

CHANTRY COTTAGE, CHANTRY LANE

Proposed two storey and first floor extensions to farmhouse.

The Town Council could offer no evidence in respect of this Certificate of Lawfulness application.

(b) PLANNING APPROVALS

NOTED the following planning approvals since the last meeting:

1. P/ESC/2025/06246

MOUNTJOY SCHOOL

Screening opinion for Special Education Needs (SEN) farm school, outreach facility, inclusion pool and associated visitor amenities.

A 'for information' application only.

2. P/CLE/2025/05219

CHANTRY FARM, CHANTRY LANE

Change of use of granary building to a single dwelling house

Granted with 1 condition.

3. P/CLE/2025/05220

CHANTRY FARM, CHANTRY LANE

Change of use of agricultural building to 2 No. dwellings and refurbishment of stables and associated works.

Granted with 1 condition.

4. P/NMA/2025/04055

**LAND NORTH & WEST OF
COCKROAD LANE**

Non Material Amendment – addition of sub-station onto the development for application P/RES/2022/04434

Granted with 2 conditions.

(c) WITHDRAWN APPLICATIONS

NOTED the following planning applications had been withdrawn.

1. P/FUL/2025/01295

LAND EAST OF BOWGROVE ROAD

Siting of temporary agricultural worker dwelling (self built moveable shepherds hut) to aid in the setting up of a new rural enterprise.

2. P/FUL/2025/01296

LAND EAST OF BOWGROVE ROAD

Erection of multi purpose barn, polytunnel and propagation greenhouse for use as part of new agricultural business

(d) PLANNING REFUSALS

No planning refusals have been received. **NOTED**

2347 CORRESPONDENCE

No correspondence had been received.

2348 PUBLIC TRANSPORT

(a) Minutes of the CB3 Management Committee meeting held on 13th October 2025

The Committee **NOTED** the minutes of the CB3 Management Committee meeting held on 13th October 2025.

(b) Minutes of the CB3 Management Committee meeting held on 17th November 2025

The Committee **NOTED** the minutes of the CB3 Management Committee meeting held on 17th November 2025.

2349 HIGHWAYS ISSUES

Members **NOTED** Dorset Council highways had confirmed that:

- a request had been submitted for the clearing of drains in North Street, work would also take place to scrape back the gullies to the original highway boundary.
- Drains in Whitcombe Road had previously been cleared, gullies would be scraped back in conjunction with North Street, also possibly Broadwindsor Road.
- A blocked/broken drain at the junction of North Street/Woodswater Lane would be cleared and assessed for further repair due to damage from tree roots.

2350 ROAD SAFETY ISSUES

The Town Clerk advised a general update had been received from Dorset Council with regard to the progress of the public consultation in respect of proposed 20mph restrictions.

The update advised the Traffic Regulation Team were currently reviewing 877 responses received across all schemes. It was the intention to share a breakdown for each area, detailing the number of responses in support, objections and general comments. Results would be presented to Dorset Councils Delegated Powers meeting scheduled for the end of December. A further update would be provided early 2026. **NOTED.**

Under this heading Dorset Councillor Craig Monks advised the request for a pedestrian crossing in Clay Lane had not reached the criteria however if the 20mph restriction application proved to be successful there would be another opportunity to reapply.

2351 NEIGHBOURHOOD PLAN

No further update available following details presented to Council at its meeting held on 25th November 2025.

2352 PUBLIC RIGHTS OF WAY

No issues were raised.

2353 COMMUNITY RESILIENCE

Under this heading Cllr Gunning advised he had been in discussion with Dorset Council regarding the drains and gullies in Whitcombe Road, costs were being obtained for the supply and laying of the necessary pipes to alleviate the problems.

With regard to volunteers undertaking flood warden duties Cllr Gunning advised Cllr Biggs would be working on recruitment of additional wardens in the near future.

2354 DATE OF NEXT MEETING

The date of the next Planning Advisory & Highways Committee meeting is scheduled to take place on Tuesday 6th January 2026.

2355 THE MEETING

The meeting which began at 7.00pm was concluded at 7.30pm

Chairman
6th January 2026