



PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee held on Tuesday 3rd June 2025 in the Skyrm Room, Public Hall.

2271 MEMBERS PRESENT: Cllr Gillings (Chairman), Cllr Dawkins, Cllr Gunning, Cllr Turner, Cllr Woods and Ethan Kalemjian (Administrator); also 19 members of the public.

2272 ELECTION OF CHAIRMAN

Cllr Dawkins proposed Cllr Gillings, seconded by Cllr Gunning, there being no other nominations, Cllr Gillings was elected as Chairman for the ensuing council year.

2273 ELECTION OF VICE CHAIRMAN

Cllr Dawkins proposed Cllr Turner, seconded by Cllr Gillings, there being no other nominations, Cllr Turner was elected as Vice Chairman for the ensuing council year.

2274 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Anderton, Cllr Body, Cllr Corbett and Cllr Tuff.

2275 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS COMMITTEE MEETING HELD ON 6th MAY 2025

Members having previously been circulated with the minutes of the Planning Advisory & Highway Committee meeting held on 6th May 2025 were confirmed and signed by the chairman as a correct record.

2276 DECLARATIONS OF INTEREST

No declarations of interest were received.

2277 PLANNING ISSUES

The Chairman **REQUESTED** the Committee address applications **P/FUL/2025/01295** and **P/FUL/2025/01296** as Agenda items **1.** and **2.** as a courtesy to those members of the public in attendance.

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

1. P/FUL/2025/01295

LAND EAST OF BOWGROVE ROAD

Siting of a temporary agricultural workers dwelling (self built movable Shepherds hut) to aid in the set up of a new rural enterprise.

Recommend strengthening of previous decision on the basis of additional consideration, namely the inaccuracy of the submitted plan, lack of evidence of comprehensive land use, and the wish to avoid

setting a precedent that might adversely affect local businesses and residents.

The Committee, having considered this application at the preceding meeting with a recommendation of refusal Recommend refusal on the grounds previously stated.

2. P/FUL/2025/01296

LAND EAST OF BOWGROVE ROAD

Erection of a multi-purpose barn, 2 x polytunnels and propagation greenhouse for use as part of a new agricultural/horticultural business.

Recommend refusal.

3. P/HOU/2025/02442

MILLERS HAY, SHORTS LANE

Retain and alter existing shed.

Recommend approval.

4. P/CLE/2025/02199

LAND NORTH OF 12-14 SOUTHGATE

Certificate of Lawfulness to provide confirmation that works have been carried out to commence the development in accordance with outline planning permission reference number WD/19/002545 and reserved matters consent reference number P/RES/2023/03649 for the erection of 1 dwelling, plus the continued use of the remaining land as a garden as per full planning permission reference number P/FUL/2023/00567 and that these permissions shall not expire.

Recommend deferment to Dorset Council.

5. P/VOC/2025/02774

HIGHER LANGDON FARM

Removal of Condition 2 (agricultural occupancy) from planning permission ref. 1/W/80/295 to "erect farmhouse, garage and stables" (Higher Langdon Farm) specifically not subject to it.

Recommend deferment to Dorset Council.

(b) PLANNING APPROVALS

To **NOTE** no planning approvals granted since the last meeting.

(c) PLANNING REFUSALS

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

2278 CORRESPONDENCE

No correspondence was received.

2279 PUBLIC TRANSPORT

(a) Minutes of the CB3 Management Committee meeting held on 12th May 2025

The Committee **NOTED** the minutes of the CB3 Management Committee meeting held on 12th May 2025.

(b) Dorset Council – CR6 Saturday Service

Members **NOTED** that registration documents had been submitted to the Traffic Commissioner by Dorset Council in respect of enhancements to the CR6 service to include Saturdays.

Proposal being drafted to include a new route.

Cllr Turner **CONFIRMED** short term approval is not expected before 42 days.

2280 HIGHWAYS ISSUES

Members **NOTED** the difficulty of viewing local road signs. Mr Kalemjian is to request Dorset Council be asked to trim the vegetation in question as a matter of priority.

Cllr Gunning to meet with representatives of Dorset Council on 14th June 2025 to discuss flooding in and around the Telephone Exchange area. **NOTED**

2281 ROAD SAFETY ISSUES

(a) Pedestrian Crossing Clay Lane

Members **NOTED** Dorset Council will undertake ADPV2 surveys in Clay Lane during school term time.

The Committee will await an update from Cllr Monks (Dorset Council/Beaminster Ward).

Cllr Gunning reported on ongoing discussions with PCSO Alex Bishop and the apparent lack of enforcement.

2282 NEIGHBOURHOOD PLAN

(a) Minutes of the Neighbourhood Plan Steering Group meeting held on Wednesday 30th April 2025

The Committee **NOTED** the minutes of the Neighbourhood Plan Steering Group meeting held on 30th April 2025.

2283 PUBLIC RIGHTS OF WAY

Dorset Council has been appraised of the problems with the footpath/stiles/gates in the Two Rivers area. **NOTED**

2284 COMMUNITY RESILIENCE

(a) Beaminster Emergency Plan – concerns with regard to wider county issues.

Members **NOTED** the postponed meeting with Dorset Council members/officers took place on 21st May 2025.



Cllr Gunning confirmed the current status of Beaminster's Community Resilience Committee, and the recent meeting with Dorset Council, and the recommendations for progressing the Resilience Plan.

2285 DATE OF NEXT MEETING

The date of the next Planning Advisory & Highways Committee meeting is scheduled to take place on Tuesday 1st July 2025.

2286 THE MEETING

The meeting which began at 7.00pm was concluded at 8.13pm



Chairman
1st July 2025