



Beaminster Town Council

## PLANNING ADVISORY AND HIGHWAYS COMMITTEE

Minutes of the Planning Advisory and Highways Committee held on Tuesday 6<sup>th</sup> May 2025 in the Skyrm Room, Public Hall.

Four residents of those present spoke in connection with the two planning applications for land east of Bowgrove Farm expressing their concerns with regard to the impact the proposals would have on the area, including the volume of traffic accessing the site via Fleet Street.

**2257 MEMBERS PRESENT:** Cllr Gillings (Chairman), Cllr Dawkins, Cllr Gunning, Cllr Tuff, Cllr Turner, Cllr Watts and Christine Bright (Town Clerk); also 20 members of the public.

**2258 APOLOGIES FOR ABSENCE**

Apologies were received from Dorset Councillor Craig Monks.

**2259 MINUTES OF THE PLANNING ADVISORY & HIGHWAYS COMMITTEE MEETING HELD ON 1<sup>ST</sup> APRIL 2025**

Members having previously been circulated with the minutes of the Planning Advisory & Highway Committee meeting held on 1<sup>st</sup> April 2025 were confirmed and signed by the chairman as a correct record.

**2260 DECLARATIONS OF INTEREST**

No declarations of interest were received.

**2261 PLANNING ISSUES**

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

**1. P/FUL/2025/02220**

**6 NORTH STREET**

Demolish existing brick boiler house chimney, install new flues and carry out alterations to boiler room

Recommend approval.

**2. P/FUL/23025/01295**

**LAND EAST OF BOWGROVE ROAD**

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

Recommend Refusal on the grounds that:

- The site lies within and AONB, in a rural setting with access via narrow lanes
- the application did not demonstrate an 'essential' need for accommodation at the site, it is not intended to graze livestock

- The site does not have mains water, the supply to the site is proposed via a bore hole and concern was expressed with regard to the impact on the supply to this site and neighbouring properties particularly given the nature of the business

**3. 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.

- The site lies within and AONB, in a rural setting with access via narrow lanes
- The site does not have a mains water, the supply to the site is proposed via a bore hole and concern was expressed with regard to the impact on the supply to this site and neighbouring properties particularly given the nature of the business

Dorset Councillor Craig Monks joined the meeting.

**(b) To NOTE the following PLANNING APPROVALS:**

**1. P/TRT/2025/01476**

**8 MILLFIELD**

T1 Elder – prune lower branches at edge of lawn area by 5m.

Granted with two conditions.

**2. P/HOU/2025/01204**

**36 CHURCH STREET**

Take down and rebuild chimney above ridge height.

Granted with two conditions.

**3. P/LBC/2025/01205**

**36 CHURCH STREET**

Take down and rebuild chimney above ridge height.

Granted with three conditions.

**(c) PLANNING REFUSALS**

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

**2262 CORRESPONDENCE**

**(a) Abri Housing Association**

Correspondence had been received from the developer of the site off Cockroad Lane inviting the Council to consider appropriate street names for the development. No suggestions were put forward at the meeting, the Chairman asked that members submit proposals to the Town Clerk.

**2263 PUBLIC TRANSPORT**

**(a) Minutes of the CB3 Management Committee meeting held on 14<sup>th</sup> April 2025 (attached)**

The Committee **NOTED** the minutes of the CB3 Management Committee meeting held on 14<sup>th</sup> April 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.

**2264 HIGHWAYS ISSUES**

The Town Clerk was asked to report the following issues to Dorset Council:

- Potholes and poor condition of Shorts Lane
- Farm vehicles were damaging the public right of way causing erosion of the edges that were dropping into the river.

**2265 ROAD SAFETY ISSUES**

**(a) 20mph application**

The Town Clerk reported an update received from Dorset Council indicated the application having reached Phase 3 of the process would now move to Phase 2 – Public Consultation however due to timescales it would be unwise to proceed further until a delivery timeframe had been established. A further update would be issued in due course.

**(b) Pedestrian Crossing Clay Lane**

No further update as to timing of the surveys etc. **NOTED**

**2266 NEIGHBOURHOOD PLAN**

**(a) Minutes of the Neighbourhood Plan Steering Group meeting held on Wednesday 2<sup>nd</sup> April 2025**

The Committee **NOTED** the minutes of the Neighbourhood Plan Steering Group meeting held on 2<sup>nd</sup> April 2025.

**2267 PUBLIC RIGHTS OF WAY**

No items were raised.

**2268 COMMUNITY RESILIENCE**

Members **NOTED** the scheduled meeting for Monday 17<sup>th</sup> March with Dorset Council members/officers had been postponed due to a bereavement. The meeting had been rescheduled for 21<sup>st</sup> May.

**2269 DATE OF NEXT MEETING**

The date of the next Planning Advisory & Highways Committee meeting is scheduled to take place on Tuesday 3<sup>rd</sup> June 2025.

**2270 THE MEETING**

The meeting which began at 7.15pm was concluded at 8.15pm



Chairman  
3<sup>rd</sup> June 2025