



PLANNING ADVISORY, HIGHWAYS & RESILIENCE COMMITTEE

Minutes of the Planning Advisory and Highways Committee held on Tuesday 5th May 2026 in the Cowey Room, Public Hall.

2377 MEMBERS PRESENT: Cllr Gillings (Chairman), Cllr Wallbridge, Cllr Corbett, Cllr Acton and Cllr Gunning; also Sara Cradock (Town Clerk).

2378 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Anderton and Cllr Biggs.

2379 MINUTES OF THE PLANNING ADVISORY, HIGHWAYS & RESILIENCE COMMITTEE MEETING HELD ON 3RD MARCH 2026

It was PROPOSED by Cllr Gunning and SECONDED by Cllr Corbett and AGREED unanimously that the Minutes be approved and signed.

2380 DECLARATIONS OF INTEREST

Cllr Gillings declared an interest in agenda item 6 (a) 3 and will refrain from voting on these items. Cllr Gunning declared an interest in agenda item 6 (a) 2 and will refrain from voting on these items.

2381 ELECTION OF VICE CHAIR

Cllr Acton was nominated for the position of Vice-Chair of the Planning Committee. There being no further nominations, it was **RESOLVED** that Cllr Acton be elected Vice-Chair for the 2026/27 municipal year.

2382 PLANNING ISSUES

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

1. P/PAAF/2026/01764 - BUCKHAM DOWN FARM

It was PROPOSED by Cllr Corbett, SECONDED BY Cllr Acton and AGREED unanimously that the Town Council has no objections to the application.

2. P/FUL/2026/01046 - LAND SOUTH EAST OF DOWN FARM

Following discussion, members did not reach a consensus on the application and no formal response would be submitted to Dorset Council.

3. P/LBC/2026/01792 - 4 SHADRACK HOUSE

It was PROPOSED by Cllr Corbett, SECONDED BY Cllr Acton and AGREED unanimously that the Town Council has no objections to the application.

4. P/FUL/2026/01153 - THE PRESBYTERY SHORTMOOR LANE

It was PROPOSED by Cllr Corbett, SECONDED BY Cllr Acton and AGREED unanimously that the Town Council has no objections to the application.

5. P/NMA/2026/02131 - 8 MILLFIELD

The application was noted. Members were advised that Dorset Council had already determined the application prior to the meeting and no further action was required.

6. P/NOTP/2026/02190 - PROUT BRIDGE PHONE BOX

Members considered the proposal relating to the removal of the payphone equipment. The Chairman informed members that the proposal related only to the removal of the telephone equipment and that the telephone box itself could be purchased by the Town Council for £1. Potential future uses for the telephone box were discussed. It was agreed that the matter be placed on the agenda for the next Finance & General Purposes Committee meeting for further consideration. Members raised no objections to the application.

7. P/HOU/2026/02129 - 1 KNOWLE COTTAGE, SHORTS LANE

It was PROPOSED by Cllr Gunning, SECONDED BY Cllr Acton and AGREED unanimously that the Town Council has no objections to the application.

8. P/LBC/2026/02130 - 1 KNOWLE COTTAGE, SHORTS LANE

It was PROPOSED by Cllr Corbett, SECONDED BY Cllr Gunning and AGREED unanimously that the Town Council has no objections to the application.

9. P/FUL/2026/02203 - MEERHAY COTTAGE

It was PROPOSED by Cllr Corbett, SECONDED BY Cllr Gunning and AGREED unanimously that the Town Council has no objections to the application.

10. P/FUL/2026/01918 - LAND ADJACENT TO BOWGROVE ROAD

Members noted that Dorset Council had agreed an extension to the consultation deadline for the application. It was RESOLVED that consideration of the application be deferred until the Planning Committee meeting scheduled for 2nd June 2026.

(b) PLANNING APPROVALS

NOTED the following planning approvals since the last meeting:

1. P/NMA/2026/021318 - 8 MILLFIELD

Non material amendment to reduce the ridge height of the smaller portion of the building from approved scheme to planning permission.

2. P/HOU/2026/00756 - 8 MILLFIELD

Erection of a single-storey detached annexe within the residential curtilage of the existing dwelling, to provide ancillary accommodation for family use.

3. P/FUL/2026/00523 - THE FLAT STOKE WATER FARM

Proposed alterations to existing building, including conversion of ground floor implement and cold stores to form part of dwellinghouse and change of use of adjacent land to form private amenity area.

4. P/CLE/2026/00662 - GRANGE BUNGALOW ACCESS ROAD

Certificate of lawfulness for occupation of the residential property without compliance with an agricultural occupancy condition.

5. P/HOU/2026/00421 - 109 GERRARDS GREEN

Erect front porch extension.

6. P/HOU/2026/00383 - 4 WHITCOMBE ROAD

Rebuild 2No. chimney stacks to existing dimensions and to include new lead tray.

7. P/LBC/2026/00279 - 2 THE WALNUTS PROUT BRIDGE

Replacement of 2no. windows to rear elevation.

(c) PLANNING REFUSALS

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

2383 CORRESPONDENCE

No items of correspondence.

2384 PUBLIC TRANSPORT

(a) Minutes of the CB3 Management Committee meeting held on 16th March 2026.

The committee **NOTED** the minutes of the meeting of the CB3 Management Committee meeting held on 16th March 2026.

2385 HIGHWAYS ISSUES

- Cllr Gunning expressed concerns over parking in three separate locations in Beaminster (Tunnel Road, East Street and Fleet Street) and suggested that Dorset Council be requested to consider the installation of double-yellow lines.
- Members discussed unauthorised signs tied to railings at Newman's Corner.
- Cllr Gunning expressed concerns over the location of the St James street sign as it causes confusion to deliver drivers.

2386 ROAD SAFETY ISSUES

(a) 20MPH SPEED LIMIT

Members considered what proactive measures the Town Council could take to encourage compliance with the newly implemented 20mph speed limits within Beaminster.

Cllr Acton raised concerns regarding the speed limit transition on Whitcombe Road, where the limit changes from 60mph to 20mph. It was noted that a resident living close to the start of the 20mph zone had reported concerns about vehicles braking sharply outside the property.

Members discussed potential measures to encourage awareness and compliance with the new speed limits, including signage and public awareness initiatives. Suggestions discussed included public awareness campaigns, temporary signage, social media messaging and support for Community Speed Watch initiatives.

It was **AGREED** that the Town Clerk would investigate potential options and report back to a future meeting.

2387 PUBLIC RIGHTS OF WAY

No issues were raised.

2388 COMMUNITY RESILIENCE

Mr Langdon provided a verbal update regarding developments in national and local community resilience planning and emergency preparedness policy.

Members were informed that guidance and policy updates were continuing to emerge from national and county level organisations. Mr Langdon expressed the view that, whilst the overall aims of the resilience policy appeared sensible, there were concerns regarding the practical implementation of expectations placed upon town and parish councils, particularly in relation to available resources, volunteer capacity, time constraints and levels of understanding.

Mr Langdon advised that he would be interested in meeting with representatives from the Dorset Association of Parish and Town Councils (DAPTC) to discuss the matter further. Members also noted that discussions with Dorset Council regarding the Beaminster resilience study had not yet taken place.

It was noted that only limited amendments to the existing Beaminster Community Resilience Plan were anticipated at the present time.

2389 DATE OF NEXT MEETING

The date of the next Planning Advisory & Highways Committee meeting is scheduled to take place on Tuesday 2nd June 2026.

2390 THE MEETING

The meeting which began at 7.00pm was concluded at 8pm

Chairman
2nd June 2026