

PLANNING ADVISORY, HIGHWAYS & RESILIENCE COMMITTEE

Minutes of the Planning Advisory, Highways and Resilience Committee held on Tuesday 4th August 2026 in the Cowie Room, Public Hall.

2417 MEMBERS PRESENT: Cllr Acton (Vice Chair), Cllr Gillings (Chair), Cllr Ginder, Cllr Wallbridge, Cllr R Gunning, Cllr S Gunning and Cllr Brown; Mr T. Langdon and Ethan Kalemjian (Administrator) were also present, together with three members of the public.

Members of the public raised concerns about potential spill-over impacts, including noise, physical disturbance, and the possibility of future extensions or expansion. Concerns were also expressed regarding the validity of the restaurant's current licence, the wider environmental effects of pollution beyond mere nuisance to nearby residents, and the risk that the restaurant could circumvent established regulations.

2418 APOLOGIES FOR ABSENCE

Apologies were received from Sara Cradock (Town Clerk).

2419 MINUTES OF THE PLANNING ADVISORY, HIGHWAYS & RESILIENCE COMMITTEE MEETING HELD ON 7th JULY 2026

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

2420 DECLARATIONS OF INTEREST

No declarations of interest were made.

2421 PLANNING ISSUES

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

1. P/FUL/2026/01075

Site of Parnham House, Parnham, Beaminster DT8 3LZ

Application for an enlargement to the walled garden potting shed over and above that approved by P/FUL/2021/04398 and erection of an associated timber pergola structure and mechanical extraction system; change of use of the potting shed and glasshouse to restaurant use (Class E).

The Committee held a detailed discussion regarding the proposal and its potential opportunities and implications.

Cllr S Gunning **PROPOSED** that the application be supported, **SECONDED** by Cllr R Gunning.

On being put to the vote, Cllrs R Gunning and S Gunning voted in favour of the proposal; Cllrs Acton, Wallbridge, Brown and Ginder voted against, and Cllr Gillings abstained.

It was therefore **AGREED to recommend REFUSAL** of the application (4 votes in favour of refusal, 2 against and 1 abstention).

2. P/HOU/2026/03719

3 East Street Beaminster DT8 3DS

Replace UPVC bay window to west elevation with purpose made timber window. Take down and rebuild one chimney. Replace timber panel with stonework. Remove internal modern brickwork surround to flue.

It was **AGREED unanimously to recommend APPROVAL** of the application.

3. P/LBC/2026/03720

3 East Street Beaminster DT8 3DS

Replace UPVC bay window to west elevation with purpose made timber window. Take down and rebuild one chimney. Replace timber panel with stonework. Remove internal modern brickwork surround to flue.

It was **AGREED unanimously to recommend APPROVAL** of the application.

4. P/FUL/2026/03594

Higher Langdon Farm Road, Higher Langdon Beaminster DT8 3NN

Replacement dwelling and associated development, together with landscape, ecological, drainage and sustainability enhancements.

The Chair commented on the scope of planning conditions and their application to the development rather than individual tenants or residents.

Cllr R Gunning **PROPOSED** that the application be **SUPPORTED, SECONDED** by Cllr Brown.

It was **AGREED to recommend APPROVAL** of the application (5 votes in favour).

(b) PLANNING APPROVALS

To **NOTE** planning approvals granted since the last meeting:

None received.

(c) PLANNING REFUSALS

To **NOTE** planning refusals since the last meeting:

None received.

2422 CORRESPONDENCE

To **NOTE** any correspondence received since the last meeting:

None received.

2423 PUBLIC TRANSPORT

(a) Minutes of the CB3 Management Committee meeting held on 13th July 2026.

The Committee **NOTED** the minutes of the CB3 Management Committee held on 13 July 2026.

The Committee entered a general discussion regarding the longer-term financial viability of the CB3 Service.

The Committee **AGREED** to consider the matter at the next Finance and General Purposes Committee meeting.

2424 HIGHWAYS ISSUES

(a) Highway Safety and Parking Restrictions – Fleet Street, East Street and Tunnel Road

Cllr R Gunning **EXPLAINED** the general nature of the problems noted by various local residents affected by the existing traffic arrangements.

The Committee **NOTED** the growing number of traffic complications highlighted by existing restrictions and traffic-management arrangements. Cllr R Gunning **SUGGESTED** extending the length of the double-yellow lines on the East side of Fleet Street by a distance of approximately 20 feet.

The Chair asked members whether they supported the proposal to extend the parking restrictions. The Committee **AGREED** to support the proposal.

Cllr R Gunning advised that, due to funding constraints, it was unlikely that Dorset Council would be able to progress all three proposals. This was **NOTED**.

(b) Public Hall – Installation of Bollards

Cllr Ginder suggested that the proposed bollards might not be in keeping with the character of the Conservation Area.

The Chair asked the Committee to consider whether to support or refuse the proposed bollards.

Following discussion, it was **AGREED** to defer the decision until the next meeting on Tuesday 1st September 2026, in order to gather further information about the options available.

(c) To RAISE any other highways issues for reporting to Dorset Council.

No issues raised.

2425 ROAD SAFETY ISSUES

No issues raised.

2426 PUBLIC RIGHTS OF WAY

Cllr R Gunning highlighted the poor condition of the footbridge over the weir, accessed via South Street. It was **NOTED** that the Town Clerk was investigating the matter.

2427 COMMUNITY RESILIENCE

Mr Langdon **CONFIRMED** the outcome of ongoing correspondence with Dorset Council and raised the issue of the Long-Term Resilience Strategy. It was **AGREED** that Mr Kalemjian would circulate the document to all members of the Committee. Mr Langdon **ENQUIRED** about the duties and responsibilities of the Town Council and sought clarification regarding its position.

2428 DATE OF NEXT MEETING

The next meeting of the Planning Advisory, Highways & Resilience Committee will be held on Tuesday 1st September 2026.

2429 THE MEETING

The meeting, which began at 7.00pm, concluded at 8.17pm.

Chairman
1st September 2026

NOTE ADDED FOLLOWING THE MEETING:

Following the meeting held on 4th August 2026, procedural concerns were subsequently identified in relation to the consideration of application P/FUL/2026/01075.

In light of the potential risk of challenge to the Council arising from the procedure followed, an Extraordinary Meeting of the Planning Advisory, Highways & Resilience Committee was convened for 25th August 2026 to consider whether the decision should be revisited.

This note has been added to provide a clear audit trail of the subsequent action taken. It does not alter the record of the meeting held on 4th August 2026 or the decision made at that meeting.