

**Minutes of the PLANNING COMMITTEE Meeting**  
**Held 21<sup>st</sup> October 2025 at 6.30pm at Parish Office, Sixpenny Handley.**

Item		Action By
	1 Members of the Public attended part way through the meeting.	
1727	<p><b>Attendance:</b>  Cllr Ian Mereweather (Chairman of Planning)  Cllr J Reed  Cllr A Turner</p> <p><b>Also in Attendance:</b>  Mrs Ciona Nicholson (Clerk)</p> <p><b>Apologies:</b>  Cllr David Chick  Cllr C Taylor  Cllr R Adams  Cllr D Adams</p>	
1728	<p><b>Declarations of Interests &amp; Grants for Dispensation</b></p> <p>None</p>	
1729	<p><b>To report matters arising (not included on the agenda) from the last meeting held 16<sup>th</sup> January 2025.</b></p> <p>A brief update on the installation of the Emergency Generator located at the VH. Establishing how the system works in conjunction with solar energy and on-going responsibilities – move to F&amp;GP.</p>	Clerk
1730	<p><b>Planning Applications below and any further applications received before the meeting. (applications are available to view at (<a href="http://www.dorsetcouncil.gov.uk">www.dorsetcouncil.gov.uk</a>))</b></p> <p>Planning application P/FUL/2025/05798</p> <p>P/FUL/2025/05798 Proposal: Change of use and conversion of existing public house and outbuilding to form 4no. dwellings. Erect 2no. dwellings with re-use of existing access and car park Location: Cashmoor Inn, Cashmoor, Blandford Forum, DT11 8DN</p> <p>A summary of the application was distributed to Planning Committee members. A change of use and refurbishment of existing public house and outbuilding to create 4 dwellings and erection of two new detached dwellings with reuse of existing access and car park.</p>	

	<p><b>Observation and Comment from PC</b></p> <p>The new application represents a significantly changed approach by the applicant since the application we viewed in November 2024.</p> <ul style="list-style-type: none"> <li>• The proposal is to provide 6 separate residential properties. A mix of 2,3 and 4 bed buildings. I believe we should regard the provision of this type of housing as likely to improve the visual impact of the site, add to the local community and address the unsatisfactory situation of seeing unoccupied buildings left to "wither on the vine".</li> <li>• The applicant has engaged professional services and an agent</li> <li>• The application is supported by detailed site plans, views and drawings (see attached example).</li> <li>• The applicant has commissioned a detailed viability statement (attached) to support the change of use. I find it difficult to see any objective compelling arguments against the key conclusion the statement draws (page 13).</li> <li>• The applicant has provided a more detailed Flood Risk Assessment along with a Foul Drainage assessment. We commented on both these issues last time around</li> </ul> <p><b>Concerns</b></p> <ul style="list-style-type: none"> <li>• Major concern is road safety. Visitor parking across the lay-by sounds problematic and the additional 'coach house' entrance would mean another turning point close to a road junction which is acknowledged to be dangerous.</li> <li>• Sustainability of the site – Does it comply with Dorset Council Local Plan as it is remote without services.</li> </ul> <p><b>Parish Council Comment to Planning:</b></p> <p>We acknowledge Highways comments on the safe visibility distance. We highlight that the development is very close to a staggered junction with a 50mph speed limit and is recognised locally as an "excessive speeding zone". The use of a layby opposite the development for visitor parking sounds problematic for road safety. The additional 'coach house' entrance would mean another turning point close to a road junction which is acknowledged to be dangerous. We ask that further road safety mitigation is considered for this development. We also are surprised that adjacent and close neighbours appear not to have been included as consultees.</p>	
1731	<p><b>Correspondence</b></p> <p>None.</p>	

Meeting Closed 9.40am

**These minutes are to be signed by the Chairman after approval  
at the next Full meeting of the Parish Council.**

**Signed:.....27<sup>th</sup> November 2025**