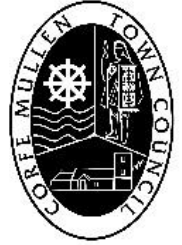


CORFE MULLEN TOWN COUNCIL
Towers Way, Corfe Mullen, Wimborne
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nicolagray@corfemullen-tc.gov.uk



NOTICE OF NEXT COUNCIL MEETING

Meeting of... **PLANNING COMMITTEE**
Time... **19:00**
Date... **TUESDAY 26 JANUARY 2021**
Place... **ZOOM ONLINE**

Join Zoom Meeting

<https://zoom.us/j/95637700734?pwd=TDZBV0F3TkJZdnRZUTBtaHR2MFpyZz09>

Meeting ID: 956 3770 0734

Passcode: 579323

A handwritten signature in purple ink that reads 'N Gray'.

Nicola Gray
Town Clerk
20 January 2021

Councillors will be discussing all the items listed on the agenda below.

PUBLIC PARTICIPATION: In accordance with Standing Orders, a maximum of 30 minutes is set aside before the meeting commences to enable members of the public to bring issues relevant to the Agenda to the attention of Councillors. Up to 5 minutes is allowed for each person. Members of the public will only be permitted to speak during the Public Participation agenda item.

AGENDA

PAPER

- | | | |
|-----------------|--|----------|
| PC 20/59 | To Receive and Accept apologies for absence (LGA 1972 s85 (1)) | |
| PC 20/60 | To Record any declarations of interest Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations) | |
| PC 20/61 | To Approve minutes of meeting held on 12 January 2021 LGA 1972, sch 12, para 41 | A |

PC 20/62 To Note Planning Decisions Report

B

PC 20/63 To Consider the following applications received from Dorset Council:

3/20/1613/FUL Applicant: Mr P W James Agent:	To sever plot, erect one detached dwelling. Alterations to the existing dwelling including extension to the roof. 15 Croft Close
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117307&cuuid=A7FDC014-DC54-4BD0-9FB3-516323C2CF07	

3/20/2043/HOU Applicant: Mr & Mrs Sugg Agent: J C Architectural Design, Wimborne	Single storey rear extension, associated landscaping, and internal alterations. 1 Terrance Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117737&cuuid=59221BFB-7986-4577-9A3C-16C965D389B8	

3/20/2025/HOU Applicant: Mr & Mr Irons Agent:	Demolish conservatory, construct single storey extension to rear and first floor extension over garage/utility. 85 Stour View Gardens
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117719&cuuid=321CE9D1-6D34-4106-BD52-D6D713BC209C	

PC 20/64 Matters for forthcoming agendas No decisions can be taken¹

PC 20/65 To Agree a date and time for the next meeting – the date and time of the next meeting will be on Tuesday 9th February 2021 at 19:00 via Zoom.

¹ Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119)



**Minutes of the Meeting of Planning Committee held
on Tuesday 12 January 2021 at 19:00 via Zoom**

Present: **Councillors**
A Holland (Chair)
M Barron
D Everett
B Honeyman
T Howard
D Mattocks
D Sowry-House
J Stennett

In Attendance: Nicola Gray (Town Clerk)
Catherine Horsley (Deputy Clerk) (minute taker)

Public Participation

There were no members of the public present.

PC 20/52 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

There were no apologies for absence received.

PC 20/53 To Record any declarations of interest Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations)

There were no declarations of interest.

PC 20/54 To Approve minutes of meeting held on 15 December 2020 LGA 1972, sch 12, para 41 **A**

The minutes of the meeting held on 15 December 2020 were APPROVED.

PC 20/55 To Note Planning Decisions Report **B**

It was noted all the planning decisions were in line with the Town Council responses.

The report was NOTED.

PC 20/56 To Consider the following applications received from Dorset Council:

3/20/1975/HOU Applicant: Miss Sharon Morris	Garage conversion and pitched roof canopy. 92 Phelipps Road
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Agent: Greenward Associates, Poole	
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117669&cuuid=46E207C6-9BC3-4633-A0BB-813A43A01E54	

It was **RESOLVED** there were no objections or issues to note.

3/20/1806/HOU Applicant: Mr & Mrs Vincent Agent: N J Cuddy Ltd Building Design, Broadstone	Form pitched roof over flat roof & window to front elevation. 62 Wayman Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117500&cuuid=F837D5A5-B7AF-4948-94D9-C920AE996124	

It was **RESOLVED** there were no objections or issues to note.

3/20/1836/HOU Applicant: Mr & Mrs Shave Agent: Case Designs, Wimborne	Revised scheme Application 3/20/0734/HOU. Single store side extension to form new playroom. 1C East Way
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117530&cuuid=F6D68918-B24E-4E9F-BF66-2A4CA3BC75CA	

Cllr Holland advised the application had been previously received and no objections had been made. However, Dorset Council had refused full planning permission on the basis that the replacement of the existing boundary hedge with fencing did not respect the local character. The revised application had been submitted to retain the existing boundary hedge.

It was **RESOLVED** there were no objections or issues to note.

3/20/0831/HOU Applicant: Mr A Taylor	Single storey side extension. (Amended plans) 25 Oak Close
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116524&cuuid=7F6A9B90-65E6-462E-A861-8A75C9617EB2	

Cllr Holland advised the application had been previously received with no objections made. However, there had been a concern with the lack of parking due to the extension taking up half of the parking area with limited on street parking. It was noted a neighbour had submitted an objection in respect of the build restricting use of their parking space and the revised application had been submitted with the side extension being moved forward, therefore, it did not cover as much of the parking space.

Members discussed the encroachment on the neighbours parking space and the legacy which would be left for future homeowners.

It was **RESOLVED** to object due to loss of amenity as a result of encroachment on the neighbouring property's parking space and the increase on street parking.

3/20/1848/HOU Applicant: Hunt Agent: Mr J Blackmore	Demolition and replacement of existing rear extension and conversion of existing garage into bedroom. 7 Wayground Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117542&cuuid=97E8D24A13-43EF-A2B0-74110BAB91C1	

It was noted the right of way footpath on Wayground Road was not affected by the proposed extension.

It was **RESOLVED** there were no objections or issues to note.

PC 20/57 Matters for forthcoming agendas No decisions can be taken ¹

The Clerk advised the draft Dorset Local Plan was due to be published on 18 January 2021 for public consultation and she would produce a report for discussion at the next Full Council meeting to be held on 26 January 2021.

Cllr Howard asked if the Dorset Local Plan was likely to change in view of the wider publicity regarding the Government stepping back from the original algorithm for national housing, which had direct implications for Corfe Mullen. Cllr Barron was unsure, however, he agreed to find out. The Clerk noted the evidence from the parts of the plan already seen did not indicate that the Government would be stepping back from the original plan of zoning.

The Clerk advised she was attending a virtual Neighbourhood Plan workshop on 14 January 2021, with a view to members discussing and agreeing whether Corfe Mullen should pursue its own Neighbourhood plan. This would be on the next Full Town Council Agenda at the end of January.

Cllr Holland noted that consideration should be given to a Parish Newsletter being sent to all residents regarding the consultation on the Dorset Local Plan. The Clerk confirmed, this would be considered by the Full Council.

Cllr Stennett asked if the Plan gave any indication on flooding prevention, particularly relating to land adjacent to the allotment site. The Clerk advised the detail was limited, although indications were that the land adjacent to the allotment site had been earmarked for future development.

PC 20/58 To Agree a date and time for the next meeting - the date and time of the next meeting will be on Tuesday 26 January 2021 at 19:00 via Zoom.

Signed as a correct record of the meeting..... *Date*.....

¹ Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119)



PLANNING COMMITTEE – REPORT

Meeting Date: 26 January 2021

Agenda Item: PC 20/ 62

Paper: B

Subject:	Planning Report – January 2021
Purpose of Report:	To provide members with an update on decisions made by Dorset Council.
Background:	All planning decisions have previously been reviewed by the Planning Committee with any issues, objections and comments raised by the Committee feedback to Dorset Council as part of the planning process.
Key Points:	
PLANNING DECISIONS	
3/20/1510/HOU	Boundary fence with associated landscaping. 164 SPRINGDALE ROAD, CORFE MULLEN, WIMBORNE, BH21 3QN Refused: The proposal, despite minor alterations to the height and design of the fence posts and introduction of some landscaping, is unacceptable by reasons of its height, solidity, scale, design, extent and positioning, which in combination result in an incongruous feature not in keeping with the verdant character of the area, and a visual impact that would result in demonstrable harm to this section of Springdale Road. For these reasons the proposal fails to respect the character of the immediate area and is contrary to Policy HE2 of the Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014), and paragraph 127 of the National Planning Policy Framework (2019). TC Objected: The proposed planning application and material facts remained unchanged to the previous application which was declined. The boundary fence and associated landscaping is not in keeping with the surrounding environment. Planting of fast-growing conifers may cause damage to the pavement and highway whilst obstructing pedestrians and vehicle visibility.
3/20/1975/HOU	Garage conversion and pitched roof canopy. 92 PHELIPPS ROAD, CORFE MULLEN, WIMBORNE, BH21 3NW Granted TC: No objections or issues noted.
3/20/1728/HOU	Replacement conservatory. 77 HIGHFIELD ROAD, CORFE MULLEN, WIMBORNE, BH21 3PD Granted TC: No objections or issues noted.
TREE DECISIONS	
3/20/2277/TTPO	Oak T1: Prune away from the dwelling by 2.5m. Deadwood. 33 HADRIAN WAY, CORFE MULLEN, WIMBORNE, BH21 3XF Granted
Implications:	The Committee should consider all planning applications in relation to the Parish of Corfe Mullen, make observations and raise other matters to the appropriate Planning Authority which directly relate to property development in the Parish.
Recommendation:	To note report.

Catherine Horsley
Deputy Town Clerk