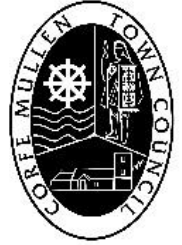


CORFE MULLEN TOWN COUNCIL  
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Dorset, BH21 3UA  
01202 698600  
nicolagray@corfemullen-tc.gov.uk



### **NOTICE OF NEXT COUNCIL MEETING**

Meeting of... **PLANNING COMMITTEE**  
Time... **19:00**  
Date... **TUESDAY 23 FEBRUARY 2021**  
Place... **ZOOM ONLINE**

#### **Join Zoom Meeting**

<https://zoom.us/j/96385679564?pwd=MThLSGkwc3dVRWpJN2ZENTRKYTZRQT09>

**Meeting ID:** 963 8567 9564

**Passcode:** 655089

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

**Nicola Gray**  
**Town Clerk**  
**17 February 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**

- |                 |  |          |
|-----------------|--|----------|
| <b>PC 20/73</b> | <b>To Receive and Accept apologies for absence</b> (LGA 1972 s85 (1))  |          |
| <b>PC 20/74</b> | <b>To Record any declarations of interest</b> 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) |          |
| <b>PC 20/75</b> | <b>To Approve minutes of meeting held on 9 February 2021</b> LGA 1972, sch 12, para 41   | <b>A</b> |

3/20/2255/HOU Applicant: Mr & Mrs Summer-Watson Agent: Case Designs, Wimborne	Single storey rear extension, demolish existing conservatory, erect front porch, and internal alterations. <b>27 Phelipps Road</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117949&amp;cuuid=F617582A-C6EE-4D28-8762-FED037ECD3BA">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117949&amp;cuuid=F617582A-C6EE-4D28-8762-FED037ECD3BA</a>	
3/20/2289/HOU Applicant: Mr & Mrs Parry Agent: mk3designs, Broadstone	Single storey front and rear extension. <b>26 Beech Close</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117983&amp;cuuid=3FDF9561-B8C0-479E-A4B1-538F50D3BB68">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117983&amp;cuuid=3FDF9561-B8C0-479E-A4B1-538F50D3BB68</a>	
3/20/2115/HOU Applicant: Mr M Baker	Single storey side extension. <b>149 Hillside Road</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117809&amp;cuuid=8FDC010-46BE-4F67-AF60-C9100E7741BB">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117809&amp;cuuid=8FDC010-46BE-4F67-AF60-C9100E7741BB</a>	
3/20/2080/HOU Applicant: Mr & Mrs J Rous Agent: Castlemore Ltd, Christchurch	Two storey side extension; single storey rear extension. <b>18 Diana Way</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117774&amp;cuuid=FEB A9188-ED64-4043-9DAA-55FA64F34DFD">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117774&amp;cuuid=FEB A9188-ED64-4043-9DAA-55FA64F34DFD</a>	
3/20/2096/HOU Applicant: Mr D Blackwell Agent: Mr P Beasley	Two storey front extension and replacement porch. <b>26 Rectory Avenue</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117790&amp;cuuid=CB1CDB29-9F2C-4CF8-B751-BC1D56DB2D09">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117790&amp;cuuid=CB1CDB29-9F2C-4CF8-B751-BC1D56DB2D09</a>	
3/20/2148/HOU Applicant: Mr & Mrs Johnson Agent: David Lax, Poole	Additional first floor to form two storey dwelling. <b>2 Viewside Close</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117842&amp;cuuid=4B113D15-0216-43EE-8680-D0702909AC82">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117842&amp;cuuid=4B113D15-0216-43EE-8680-D0702909AC82</a>	
3/20/2126/HOU Applicant: Mr Richard Roberts	Replace front bedroom window with French doors and replace rear patio door and kitchen window with bi-fold doors. <b>20 Highfield Road</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117820&amp;cuuid=2E90DB6A-EE14-4F39-8117-C4D2C0DDAEE2">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117820&amp;cuuid=2E90DB6A-EE14-4F39-8117-C4D2C0DDAEE2</a>	
3/20/2196/HOU Applicant: Mrs Yvonne Roberts	Rear first floor balcony. <b>7 Laurel Close</b>

<https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117890&cuuid=518A9E3F-9830-4E27-86EE-95E578005876>

3/20/2260/FUL Applicant: Mr N Briant	Demolish existing dwelling and erect replacement dwelling. <b>Smugglers Hyde, 47 Brook Lane</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117954">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117954</a>	

3/20/2298/FUL Applicant: Ameriz Developments Agent: Pure Town Planning, Bournemouth	Erection of 9 dwelling homes with associated access, parking and turning areas. <b>Land adjacent to 112 Wimborne Road</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117993&amp;cuuid=80CFD189-93C3-4AFA-B527-4ED739D064DD">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117993&amp;cuuid=80CFD189-93C3-4AFA-B527-4ED739D064DD</a>	

3/20/2199/HOU Applicant: Mr Barry Waite	Convert existing outbuilding into habitable accommodation. <b>61 Wimborne Road</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117893&amp;cuuid=C0A99572-9AC5-40DA-B0F2-0A344379B684">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117893&amp;cuuid=C0A99572-9AC5-40DA-B0F2-0A344379B684</a>	

3/20/2033/HOU Applicant: Mr John Withey	Car port to the front of the house. <b>72 Blandford Road</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117727&amp;cuuid=024300F34A-473D-8F29-380FF63C1639">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117727&amp;cuuid=024300F34A-473D-8F29-380FF63C1639</a>	

**PC 20/78**      **Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

**PC 20/79**      **To Agree a date and time for the next meeting** – the date and time of the next meeting will be at 19:00 on Tuesday 9 March 2021 via Zoom.

<sup>1</sup> 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 9 February 2021 at 19:00 via Zoom**

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

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

**Public Participation**

There was one member of the public present.

Cllr A Holland welcomed everyone to the meeting and asked if the member of the public present wished to raise any issues pertaining to the agenda.

Cllr Jefferies as a member of the public noted her concern regarding the new premises license application at 1 Hadley Road. Cllr Jefferies advised she was not a neighbour, but she lived nearby and felt the area was not suited to commercial businesses due to delivery vehicles coming and going, which may be awkward for neighbouring properties. It was noted the road was narrow with an average sized driveway at the property, which would be difficult for delivery vehicles to use. As a result, they would park roadside, which may be disruptive to neighbouring properties.

Cllr A Holland thanked Cllr Jefferies for her comments and opened the meeting.

**PC 20/66 To Receive and Accept apologies for absence (LGA 1972 s85 (1))**

Apologies for absence were received and accepted from Cllr Barron and Cllr Honeyman who were unable to attend for personal reasons.

**PC 20/67 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 20/68 To Approve minutes of meeting held on 26 January 2021** LGA 1972, sch 12, para 41 **A**

The minutes of the meeting held on 26 January 2021 were APPROVED.

**PC 20/69 To Note Planning Decisions Report**

**B**

Cllr Holland noted the irony of planning application no. 3/20/1465/HOU, which had been refused due to the proposed single storey timber structure garden office not falling within the forms of appropriate development and was therefore an inappropriate development in the Green Belt. In line with NPPF paragraph 143, inappropriate development is by definition harmful to the Green Belt and should not be approved except in 'very special circumstances'. Yet the draft Dorset Local Plan had identified Green Belt land suitable for 400 properties in Corfe Mullen.

The report was NOTED.

**PC 20/70 To Consider the following applications received from Dorset Council:**

<b>New Premises License application</b> Applicant: Gemma Withemshaw	1 Hadley Way, Broadstone, BH18 9JF
The application is for off sales to enable applicant to fulfil online and telephone orders. There will be no on sales or access to the premises by the public. See attached application/plan. Dorset Council Contact - <a href="mailto:licensingteamc@dorsetcouncil.gov.uk">licensingteamc@dorsetcouncil.gov.uk</a>	

**C**

Cllr Holland noted the application was for a new premises license for off sales only and did not include any planning development.

Members discussed the inappropriateness of running a commercial business in a residential area due to the delivery of goods and movement of vehicles at the property, which may affect neighbouring properties.

Cllr Sowry-House noted he had visited the site and shared a photograph of the property with members, noting the following key points:

- The property had a modest garage and shared access driveway with the neighbouring property; therefore, delivery vehicles would need to park roadside and may obstruct access to the neighbouring properties.
- The security aspect for alcohol deliveries and storage in a residential garage with no indication of any security measures being taken to protect the stored goods.
- There is no indication of the type of alcohol being sold on the application.
- Licensed hours of operation until 20:00 would result in delivery vehicles coming and going in a residential area.
- The safeguarding of licensed premises and provision of alcohol sales in the local area.
- The application for change of use to run a business from the property had not been seen.
- The application notice displayed near the property was not obvious to residents.

It was **RESOLVED** to strongly object on the following basis:

- Inappropriate change of use of property in a residential area.
- Intermediaries deliveries and collections would be disruptive to neighbouring properties.

3/20/2121/HOU Applicant: Mr & Mrs Churchouse Agent: Mr Richards, Christchurch	Single storey side and rear extension. <b>7 Blythe Road</b>
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<https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117815&cuuid=CDGD276E-0632-4D17-BF8B-9E28FE8B7EE6>

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

3/21/0084/PNGD (NOTIFICATION OF PRIOR APPROVAL) Applicant: Mr H O Martin Agent: Martin Hanham, Corfe Mullen	Convert barn into one dwelling; convert calving shed into two dwellings; and convert milking parlour into one dwelling. <b>Court Farm, Mill Street</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118089&amp;cuuid=57668F41-8455-43FB-A664-01E96C084C98">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118089&amp;cuuid=57668F41-8455-43FB-A664-01E96C084C98</a>	

Cllr Holland noted there had been previous applications for an agricultural dwelling on the site and noted the permitted development rights brought in by the Government in 2014 (amended in 2018), whereby the maximum number of buildings which could be converted where they were no longer in use for animals had increased from 3 to 5. The application was to convert 4 buildings.

Members discussed the location and the high-water table in the area, which was subject to flooding, and expressed concern about mains drainage or septic tanks, along with the access being straight onto the busy A31 junction. Concern was also noted as to the development being on Green Belt land.

It was **RESOLVED** to object on the following basis:

- Access to properties via busy A31 junction and the need for consideration of this by Highways England.
- Development within the Green belt.
- Concern regarding possible flooding and drainage arrangements.

3/20/1926/HOU Applicant: Mr & Mrs M Damen Agent: Brian Nicholls Architects Ltd, Lytchett Minster	Single storey rear extension. Conversion of front side integral garage to habitable room and enlarge bedroom. <b>15 Maxwell Road</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117620&amp;cuuid=243C5177-9BE6-4F7E-91BE-BB1C1A08AFC4">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117620&amp;cuuid=243C5177-9BE6-4F7E-91BE-BB1C1A08AFC4</a>	

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

**PC 20/71 Matters for forthcoming agendas** No decisions can be taken <sup>1</sup>

No matters for forthcoming agendas were noted.

**PC 20/72 To Agree a date and time for the next meeting** - the date and time of the next meeting will be on Tuesday 23 February 2021 at 19:00 via Zoom.

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

<sup>1</sup> 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: 23 February 2021

Agenda Item: 20/76

Paper: B

<b>Subject:</b>	Planning Report – February 2021
<b>Purpose of Report:</b>	To provide members with an update on decisions made by Dorset Council.
<b>Background:</b>	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.
<b>Key Points:</b>	
<b>PLANNING DECISIONS</b>	
3/20/1836/HOU	Revised Scheme Application 3/20/0734/HOU Single storey side extension to form new playroom. <b>1C EAST WAY</b> <b>TC: No Objection</b>
3/20/1806/HOU	Form pitched roof over flat roof & window to front elevation. <b>62 WAYMAN ROAD</b> <b>Granted</b> <b>TC: No Objection</b>
<b>TREE DECISIONS</b>	
3/21/0179/TTPO	T1 Beech: Reduce the side lateral spread only, by up to 1.5-2m to provide separation of the building. <b>17 ORCHARD CLOSE</b> <b>Granted</b>
3/21/0190/TTPO	Trees: Crown raise to 5.5m from ground level. Vegetation: Prune back to ditch line adjacent to allotments. <b>CORFE MULLEN ALLOTMENTS</b> <b>Does not require consent</b>
<b>Implications:</b>	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.
<b>Recommendation:</b>	To note report.

Catherine Horsley  
Deputy Town Clerk

## History of planning decisions - 47 Brook Lane/Smugglers Hyde

Prior to July 2016, the Parish Council's comments to planning applications were not available at the time of writing the report, due to comments submitted by post and archived.

### Summary

In 1985, a planning application on the land adjacent to Smugglers Hyde was granted for a house and detached garage (2348). Throughout 1986-87 applications were submitted for Smugglers Hyde and Kimberley with outline drawings for 2-3 dwellings on the site, which were refused. In 2005, an application for the erection of 3 two-storey dwellings together with access, parking and garaging provision at 47 Brook Lane was refused and subsequently an amended application was submitted and granted for the erection of 2 two-storey dwellings together with access, parking and garaging provision at Smugglers Hyde (1117). In 2009, an application was received to demolish existing dwelling and construction of 2 detached houses with associated parking (siting and means access previously approved under 1117) at Smugglers Hyde, which was granted (0083/REM). In 2010, two applications were submitted to erect dwelling (demolish existing) as amended by plans, reduce finished floor level of dwelling by 300mm with the height of dwelling unaltered at 47 Brook Lane, which were both refused. In 2011 an application to erect replacement dwelling at 47 Brook Lane was granted (0614) and to erect replacement dwelling on north section of the site at Smugglers Hyde was granted (0911). In 2013, an application was received and granted for a replacement dwelling at Smugglers Hyde (1183). In 2014, an application for replacement dwelling, demolish existing garage, erect two dwellings to the rear of the replacement dwelling at 47 Brook Lane was refused. In 2015, an application was received to demolish dwelling and garage and erection of three dwellings with associated access, parking and landscaping at 47 Brook Lane was refused and appeal dismissed. A further application to erect replacement 4-bedroom dwelling and attached garage, demolish existing dwelling at Smugglers Hyde was granted (1189).

From July 2016 the Parish Councils' comments to planning applications were submitted online and noted as follows:

Date	App No.	Address	Description	Decision	Parish Council Comments
21/07/2016	1558	47 Brook Lane	Demolition of existing dwelling and garage and erection of 3 dwellings	Refused	<b>Object:</b> The proposed houses would be out of keeping and character with the area and would have an overbearing impact on properties in Haven Road and Kestor, Brook Lane. Three properties on this site would be overdevelopment as has already been determined in a previous application.
26/09/2016	1854	47 Brook Lane	Erection of 1 x 2 bed, and 2 x 4 bed dwelling following demolition of existing as amended 02/11/2016	Refused	<b>Object:</b> Overdevelopment of the plot resulting in a cramped and congested development which is out of character with the area. There would be overlooking to Kestor and properties in Haven Road. The proposed dwelling at the rear of the site has no turning space so that vehicles would have to reverse up the long drive.



Date	App No.	Address	Description	Decision	Parish Council Comments
					All three dwellings would have little garden area.
31/08/2016	1856	Smugglers Hyde	Sever land and erection of 1 x 3 bed dwelling amended 21/01/2017	Refused (Appeal Allowed)	<b>Object:</b> Over development of the severed plot, leading to a cramped and congested development which would dominate neighbouring properties in Haven Road and affect amenity.
24/10/2016	1857	Smugglers Hyde	Erection of 1 x 4 bed dwelling and garage following demolition of existing as amended 29/01/2017	Refused	<b>Object:</b> Over development of the severed plot leading to a cramped and congested development. Overlooking and dominance to Kestor. Does not sit well with surrounding properties and is out of character with the area.
18/10/2016	2307	Smugglers Hyde	Erect a replacement 5 bedroom dwelling following demolition of existing	Refused	<b>STRONGLY OBJECT:</b> Over development of the severed plot leading to an overlarge, cramped and congested development. Overlooking and dominance to Kestor. Does not sit well with surrounding properties and is out of character with the area.
31/10/2016	2392	Smugglers Hyde	Demolish existing Dwelling and Garage - Erect an additional Dwelling and Integral Garage at the rear of the site. as amended 30/01/2017	Refused	<b>Object:</b> The severance of the plot would lead to a cramped and congested development out of keeping with the area.
06/06/2017	1556	Smugglers Hyde	Demolish existing dwelling and garage. Erect a replacement dwelling and detached Annexe, with associated parking and garaging	Refused	<b>Object:</b> Over development of plot resulting in a cramped and congested development which is out of character with the area and would be detrimental to the street scene. There would be overlooking to Kestor resulting in loss of privacy. The site plan suggests that the plot is severed at the rear for an additional dwelling and as a result the two proposed dwellings on this application would have little garden area. There would appear to be inadequate parking and turning space for vehicles. The proposed 'detached annexe' should not be described as such as it is not ancillary to the main proposed dwelling but is in fact a separate dwelling.
09/04/2018	0883	Smugglers Hyde	Demolish Existing Garage and Erect an Additional	Granted	<b>Object:</b> The severance of the plot would lead to a cramped and congested development out of

Date	App No.	Address	Description	Decision	Parish Council Comments
			Dwelling at the Rear of the Site		keeping with the area. The proposed dwelling, with its appearance of a two-storey dwelling but with only rooms on the ground floor is, in the opinion of the Parish Council, a very poor design.
30/07/2018	2054	Smugglers Hyde	Demolish Existing Dwelling & Erect a New Dwelling	Granted	No Objection.
20/08/2018	2273	Smugglers Hyde	Demolish Existing Dwelling & Erect a New Dwelling	Granted	<b>Object:</b> This proposal is nearly 25% larger than a previously approved dwelling which was on the whole plot. The size of the proposed dwelling is overlarge for the severed plot, resulting in a cramped development out of character with the immediate area of Brook Lane. The proposed dwelling would be over dominant to the previously approved dwelling at the rear of the site resulting in poor amenity to future occupants. The application does not detail the siting of a tree to replace the protected one that was felled illegally. Furthermore, it is noted that the streetscene provided as part of this application is totally misrepresentative particularly in relation to the size of existing adjacent dwellings.
22/10/2018	2945	47 Brook Lane	Demolish Existing Dwelling and Garage - Erect a Replacement Dwelling	Refused	No Objection
22/10/2018	2946	47 Brook Lane	Erect a New Dwelling and Garage on the South Side of the Land	Granted	No Objection
08/02/2019	0382	Smugglers Hyde	Erect replacement dwelling and garden studio after demolition of existing	Granted	<b>Object:</b> The size of the proposed dwelling is overlarge for the plot, resulting in an over-dominant development, out of character with the area. The street-scene provided as part of this application is totally misrepresented particularly in relation to the size of existing adjacent dwellings.