



**NOTICE OF NEXT COUNCIL MEETING**

Meeting of... **PLANNING COMMITTEE**  
 Time... **19:00**  
 Date... **TUESDAY 9 MARCH 2021**  
 Place... **ZOOM ONLINE**

**Join Zoom Meeting**

<https://zoom.us/j/94552508475?pwd=YWZpR2NOeW9JL016M1dLUFZHTnU2UT09>

**Meeting ID: 945 5250 8475**  
**Passcode: 964410**

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 20/80</b> | <b>To Receive and Accept apologies for absence</b> (LGA 1972 s85 (1))  |          |
| <b>PC 20/81</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 20/82</b> | <b>To Approve minutes of meeting held on 23 February 2021</b> LGA 1972, sch 12, para 41  | <b>A</b> |
| <b>PC 20/83</b> | <b>To Note Planning Decisions Report</b>   | <b>B</b> |
| <b>PC 20/84</b> | <b>To Consider the following applications received from Dorset Council:</b>  |          |

|  |   |
|--|---|
| 3/20/1925/OUT<br>Applicant: Fayewood Property Ltd<br>Agent: Mr G Moir, Wareham | Demolish 67 Albert Road and erect replacement property together with 3 detached properties to the rear of 67 and 65 Albert Road. Outline application for consideration of Access, Layout & Scale only.<br><b>67 Albert Road</b> |
|--|---|

<https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117619&cuuid=029C5359-CF97-43D1-96AF-EA0E909C29CC>

|  |  |
|--|--|
| <p>3/21/0373/TCA<br/>Applicant: Mr Nigel Jackson</p>   | <p><b>Notification of works to trees in a Conservation Area</b><br/>Oak T2: Fell.<br/>Cherry T11: Fell.<br/>T4 Oak: Crown reduction to 15m. Crown thin by 30%.<br/>T5 Oak: Crown reduction to 14m. Crown thin by 30%.<br/>T6 Hawthorn: Crown thin by 30%.<br/>G3 Oak: Remove 2nd smaller stem. Crown reduction to 9m. Crown thin by 30%.<br/>Oak: Crown reduction to 8m. Crown thin by 30%.<br/><b>Fairmeads, Sleight Lane</b></p> |
| <p><a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118378&amp;cuuid=CBFE3160-E72D-45BD-917B-F48EAFAA7BCC">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118378&amp;cuuid=CBFE3160-E72D-45BD-917B-F48EAFAA7BCC</a></p> |  |

**PC 20/85**      **Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

**PC 20/86**      **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 23 March 2021 via Zoom.

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<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 23 February 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 12 members of the public present.

Cllr A Holland welcomed everyone to the meeting and asked if any members of the public present wished to raise any issues pertaining to the agenda, advising that the Town Councils response to the Dorset Local Plan would be discussed at the following full Council meeting.

No members of the public indicated that they wished to speak, therefore, Cllr A Holland opened the meeting.

**PC 20/73 To Receive and Accept apologies for absence (LGA 1972 s85 (1))**

There were no apologies for absence received.

**PC 20/74 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 20/75 To Approve minutes of meeting held on 9 February 2021** LGA 1972, sch 12, para 41 **A**

The minutes of the meeting held on 9 February 2021 were APPROVED.

The Clerk advised she had received an email from Dorset Council Licensing relating to the new premises license application 1 Hadley Road, Broadstone, which was discussed at the previous meeting. Dorset Council advised they had not been able to accept the

Town Councils strong objections as they did not specifically relate to any of the four licencing objectives, noting Planning at Dorset Council had responded with no objections.

**PC 20/76 To Note Planning Decisions Report**

**B**

The report was NOTED.

**PC 20/77 To Consider the following applications received from Dorset Council:**

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| 3/20/2255/HOU<br>Applicant: Mr & Mrs Summer-Watson<br>Agent: Case Designs, Wimborne   | Single storey rear extension, demolish existing conservatory, erect front porch, and internal alterations.<br><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> |   |

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

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|---|--|
| 3/20/2289/HOU<br>Applicant: Mr & Mrs Parry<br>Agent: mk3designs, Broadstone   | Single storey front and rear extension.<br><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> |  |

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

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|---|---|
| 3/20/2115/HOU<br>Applicant: Mr M Baker  | Single storey side extension.<br><b>149 Hillside Road</b> |
| <a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117809&amp;cuuid=8FD0C010-46BE-4F67-AF60-C9100E7741BB">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117809&amp;cuuid=8FD0C010-46BE-4F67-AF60-C9100E7741BB</a> |   |

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

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|---|---|
| 3/20/2080/HOU<br>Applicant: Mr & Mrs J Rous<br>Agent: Castlemore Ltd, Christchurch  | Two storey side extension; single storey rear extension.<br><b>18 Diana Way</b> |
| <a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117774&amp;cuuid=FEBA9188-ED64-4043-9DAA-55FA64F34DFD">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117774&amp;cuuid=FEBA9188-ED64-4043-9DAA-55FA64F34DFD</a> |   |

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

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|---|---|
| 3/20/2096/HOU<br>Applicant: Mr D Blackwell<br>Agent: Mr P Beasley   | Two storey front extension and replacement porch.<br><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> |   |

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

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|---|--|
| 3/20/2148/HOU<br>Applicant: Mr & Mrs Johnson<br>Agent: David Lax, Poole | Additional first floor to form two storey dwelling.<br><b>2 Viewside Close</b> |
|---|--|

<https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117842&cuuid=4B113D15-0216-43EE-8680-D0702909AC82>

It was **RESOLVED** there were no objections or issues to note. However, it was requested the oak tree at the rear boundary be protected.

|   |   |
|---|---|
| 3/20/2126/HOU<br>Applicant: Mr Richard Roberts  | Replace front bedroom window with French doors and replace rear patio door and kitchen window with bi-fold doors.<br><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> |   |

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

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| 3/20/2196/HOU<br>Applicant: Mrs Yvonne Roberts  | Rear first floor balcony.<br><b>7 Laurel Close</b> |
| <a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117890&amp;cuuid=518A9E3F-9830-4E27-86EE-95E578005876">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117890&amp;cuuid=518A9E3F-9830-4E27-86EE-95E578005876</a> |  |

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

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| 3/20/2260/FUL<br>Applicant: Mr N Briant   | Demolish existing dwelling and erect replacement dwelling.<br><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> |  |

C

Cllr Holland provided some background, noting there had been numerous planning applications submitted over the years for this site, with the majority being objected to by the then Parish Council.

Members discussed the application, noting it was similar to previous applications. The application constituted an over development of the severed plot leading to an overlarge, cramped and congested development, which would overlook neighbouring properties and would be out of character for the area.

Cllr Everett noted he understood a restrictive covenant had been placed on the land for only one dwelling to be built on the site.

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

- The application would result in over development of the severed plot leading to an overlarge, cramped and congested development which overlooked neighbouring properties and would be out of character with the area.

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|---|--|
| 3/20/2298/FUL<br>Applicant: Ameriz Developments Ltd<br>Agent: Pure Town Planning, Bournemouth   | Erection of 9 dwelling homes with associated access, parking and turning areas.<br><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> |  |

Cllr Holland noted the proposed development was on part of the old railway line which was also part of the Green Belt and some trees had already been cleared from the site.

Members discussed and agreed the proposed development did not meet the required legal criteria for building on Green Belt land as there was no exception to build. The application showed the properties in close proximity to each other which was not in keeping with similar developments in the area and there was no provision for affordable housing. There was also limited access via a busy road.

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

- Proposed development did not meet the required legal criteria for building on Green Belt.
- The properties are in close proximity to each other which is not in keeping with similar developments in the area.
- No affordable housing within the development.
- Limited access onto a busy road.

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|---|---|
| 3/20/2199/HOU<br>Applicant: Mr Barry Waite  | Convert existing outbuilding into habitable accommodation.<br><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> |   |

Cllr Holland noted the application did not provide sufficient information and drawings relating to the purpose of the outbuilding and members agreed it was not a sufficiently informative application for a decision to be established which meant it was not possible to correctly comment.

It was **RESOLVED** to respond to the planning authority requesting that sufficient information be provided with the application to enable a decision to be established so that correct comment may be given. In particular, the purpose of the 'habitable accommodation' and full clear plans.

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|---|---|
| 3/20/2033/HOU<br>Applicant: Mr John Withey  | Car port to the front of the house.<br><b>72 Blandford Road</b> |
| <a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117727&amp;cuuid=02430CF34A-473D-8F29-380FF63C1639">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117727&amp;cuuid=02430CF34A-473D-8F29-380FF63C1639</a> |   |

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

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

No matters for forthcoming agendas were noted.

**PC 20/79 To Agree a date and time for the next meeting** - the date and time of the next meeting will be on Tuesday 9 March 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: 9 March 2021

Agenda Item: 20/83

Paper: B

|                           |   |
|---------------------------|---|
| <b>Subject:</b>           | Planning Decisions Report   |
| <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> |   |
| 3/20/2043/HOU             | Single storey rear extension, associated landscaping, and internal alterations<br><b>1 TERENCE ROAD</b><br><b>Granted</b><br><b>TC: No objection or issues to note.</b>   |
| 3/20/1482/HOU             | Two storey side extension, demolish existing single storey extension.<br><b>8 CROFT CLOSE</b><br><b>Refused:</b> The proposed extension; by reasons of a combination of its two-storey form, proximity to a side boundary, projection forward relative to the front elevation of the house at 6 Croft Close, and overall visual bulk; represents poor design that would result in a harmful visual impact on the appearance and character of the site and its setting. The proposal is contrary to adopted Policy HE2 of the adopted Local Plan and the guidance in the National Design Guide in that it would be incompatible with its surroundings in respect of its scale, bulk, height, and visual impact. The proposal is also contrary to Paragraph 127 of the National Planning Policy Framework and is a poor design that fails to take the opportunity to improve the character and quality of the area which, in accordance with paragraph 130, should be refused.<br><b>TC Object:</b> Corfe Mullen Town Council Planning Committee resolved to object to the proposed planning permission as follows:<br>Loss of visual amenity.<br>Loss of privacy to neighbouring properties by being overlooked.<br>Loss of daylight to neighbouring properties.<br>Design of proposed extension disproportionately large and not consistent and in character with neighbouring properties.<br>Adjacent to special character area. |
| <b>APPEALS</b>            |   |
| 3/19/2404/FUL             | Erect a detached dwelling with car parking and garaging.<br><b>11 BROOK LANE</b><br><b>Appeal Dismissed</b>   |

| <b>TREE DECISIONS</b>  |   |
|------------------------|---|
| 3/21/0269/TTPO         | T3 Beech: Remove lowest primary lateral branch growing south over garage roof.<br><b>51 TOWERS WAY</b><br><b>Granted</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