



### NOTICE OF NEXT COUNCIL MEETING

Meeting of... **PLANNING COMMITTEE**  
Time... **19:00**  
Date... **TUESDAY 27 APRIL 2021**  
Place... **ZOOM ONLINE**

#### **Join Zoom Meeting**

<https://zoom.us/j/93218583760?pwd=TGpybzRJdG5NQkZBK1g3YIBYeE1qUT09>

**Meeting ID: 932 1858 3760**

**Passcode: 432936**

**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.

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

### AGENDA

### **PAPER**

- |                  |  |          |
|------------------|--|----------|
| <b>PC 20/101</b> | <b>To Receive and Accept apologies for absence</b> (LGA 1972 s85 (1))  |          |
| <b>PC 20/102</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 20/103</b> | <b>To Approve minutes of meeting held on 13 April 2021</b> LGA 1972, sch 12, para 41   | <b>A</b> |
| <b>PC 20/104</b> | <b>To Note Planning Decisions Report</b>   | <b>B</b> |
| <b>PC 20/105</b> | <b>To Consider the following applications received from Dorset Council:</b>  |          |

3/21/0222/HOU

Applicant: C/O Case Design  
Group LLP

Form new living accommodation on the first floor by raising the existing ridge height and the formation of dormers and gable ends.

	<b>11 CHAPEL CLOSE</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118227&amp;cuuid=3BF1ED45-36FA-4F94-BC05-90FE6AB030C9">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118227&amp;cuuid=3BF1ED45-36FA-4F94-BC05-90FE6AB030C9</a>	
3/21/0461/HOU Applicant: Mr & Mrs Taylor Agent: Case Design Group LLP, Wimborne	Single storey front extension. <b>TWO OAKS, NEWTOWN LANE</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118466&amp;cuuid=DC0A9547-0871-4FCB-952F-C7F5D83D1B36">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118466&amp;cuuid=DC0A9547-0871-4FCB-952F-C7F5D83D1B36</a>	

**PC 20/106**      **Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

**PC 20/107**      **To Agree a date and time for the next meeting – TBC**

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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 13 April 2021 at 19:00 via Zoom**

**Present:**               **Councillors**  
A Holland (Chair)  
M Barron  
B Honeyman  
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 were three members of the public present.

**PC 20/94   To Receive and Accept apologies for absence** (LGA 1972 s85 (1))

There were no apologies for absence received.

**PC 20/95   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 20/96   To Approve minutes of meeting held on 23 March 2021** LGA 1972, sch 12, para 41 **A**

The minutes of the meeting held on 23 March 2021 were APPROVED.

**PC 20/97   To Note Planning Decisions Report** **B**

The report was NOTED.

**PC 20/98   To Consider the following applications received from Dorset Council:**

3/21/0550/PNFAG (Notification for Prior Approval) Applicant: Corfe Eggs Ltd Agent: Symonds & Sampson LLP, Wimborne	Erect a new agricultural building measuring approximately 18.29m x 9.14m (60ft x 30ft) giving an area of 167m <sup>2</sup> . The proposed barn will have four bays measuring approximately 4.5m (15ft), divided into two parts; two bays will provide secure storage for the machinery used onsite, chicken corn and egg
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	boxes and the remaining two bays will be used to store general farming equipment that is less valuable. <b>LAND AT BROADMOOR ROAD</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118555&amp;cuuid=637A9D40-1D72-47B2-804F-19CFE672A5D6">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118555&amp;cuuid=637A9D40-1D72-47B2-804F-19CFE672A5D6</a>	

It was **RESOLVED** there were no objections.

3/21/0267/HOU Applicant: Mr J Whitmore Agent: L J Harvey & Associates, Colehill	Two storey side extension over existing garage and raise roof to create second floor habitable accommodation. <b>WICKHAM HOUSE, 26 WICKHAM DRIVE,</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118272&amp;cuuid=D9ED0935-4273-4D1B-818D-6F908059C8FD">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118272&amp;cuuid=D9ED0935-4273-4D1B-818D-6F908059C8FD</a>	

It was **RESOLVED** there were no objections.

3/20/1950/FUL Applicant: Charles Gardner	Sever part of garden land associated with High Thatch and erect two storey dwelling and detached garage, new access driveway and turning area. <b>HIGH THATCH, BLANDFORD ROAD</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117644&amp;cuuid=B31AA244-C975-453C-8E8F-621D6C540062">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117644&amp;cuuid=B31AA244-C975-453C-8E8F-621D6C540062</a>	

Cllr Holland noted the land was adjacent to the conservation area with the plan altered from the previously refused planning application.

Members discussed the access and design of the proposed dwelling which they felt was appropriate for the area.

It was **RESOLVED** there were no objections.

3/21/0045/FUL Applicant: Mr & Mrs D Randall Agent: Pure Town Planning, Bournemouth	Demolish existing dwelling and erect two detached three-bedroom bungalows. <b>11 HIGHFIELD CLOSE</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118050&amp;cuuid=89B5B03E-B6B6-4EEE-9ECF-2741C0000F60">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118050&amp;cuuid=89B5B03E-B6B6-4EEE-9ECF-2741C0000F60</a>	

It was **RESOLVED** there were no objections.

3/21/0153/HOU Applicant: Mr T Birkett Agent: dimension3, Poole	Rear flat roof extension with additional parking to the front of the property. <b>ASHGATE, BLANDFORD ROAD</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118158&amp;cuuid=9F4401A5-661F-437C-86A8-6592EC33ACF8">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118158&amp;cuuid=9F4401A5-661F-437C-86A8-6592EC33ACF8</a>	

It was **RESOLVED** there were no objections.

3/21/0170/HOU Applicant: Miss Rachel Hawkins Agent: Danny Harris Design, Bristol	Alterations to the existing facade and installation of two new rooflights (to the side and rear). Erection of new fence to front side and rear of property. <b>123 WAREHAM ROAD</b>
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<https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118175&cuuid=1F000483-1625-425C-B3BD-9E3614097553>

It was **RESOLVED** there were no objections.

3/20/1595/HOU Applicant: Mr Tobias Elliott	Raise roof to create first and second floor habitable accommodation and internal alterations. Erect new garage. Erect detached summer house building to rear. (Amended plans - changed position of summerhouse). <b>28 CENTRAL AVENUE</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117289&amp;cuuid=A4D046F2-5CE7-4CB8-ACE9-402FF540F1D7">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117289&amp;cuuid=A4D046F2-5CE7-4CB8-ACE9-402FF540F1D7</a>	

Cllr Holland noted the plans had been previously received by members and no objections had been made, however, the plans had been amended for repositioning of the summer house to minimise the impact on the root protection area of the trees.

It was **RESOLVED** there were no objections.

3/21/0362/FUL Applicant: Mr C Blythe Agent: rbstudio ltd, Poole	Erect a pair of three-bedroom semi-detached houses with associated parking and landscaping. <b>2 BLYTHE ROAD</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118367&amp;cuuid=99847C61-3292-4ADF-BC76-9441E36ECC19">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118367&amp;cuuid=99847C61-3292-4ADF-BC76-9441E36ECC19</a>	

It was **RESOLVED** there were no objections.

3/20/1613/FUL Applicant: Mr M Reeves Agent: Asplan Associates	To sever plot, erect one detached dwelling. Alterations to the existing dwelling including extension to the roof. <i>(Correction to elevation drawings - rooflights added Amendment to site plan - boundary position between existing and proposed dwelling moved, distance between dwellings added to plan).</i> <b>15 CROFT CLOSE</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117307&amp;cuuid=BFD0644B-47E1-4420-AE2D-D16D4D98A83E">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117307&amp;cuuid=BFD0644B-47E1-4420-AE2D-D16D4D98A83E</a>	

It was **RESOLVED** to strongly object to the planning application on the same basis as previous objections, which were:

- This was overdevelopment which was out of scale and character with neighbouring properties.
- Croft Close is characterised by well-spaced properties in generous plots in keeping with the adjacent Special Character Area in Central Avenue.
- The revised application was not substantially different from previous applications and the site would be cramped in relation to neighbouring properties.
- The proximity of the proposed development would have an overbearing effect which would result in a detrimental impact to the amenity currently enjoyed by neighbouring property at 17 Croft Close.
- A repetitive application which had ignored previous comments and objections.
- The proposed development would result in loss of Weymouth pines on the site.
- All comments and objections previously submitted by the Town Council remained.

**PC 20/99 Matters for forthcoming agendas** No decisions can be taken <sup>1</sup>

Cllr Honeyman noted the agricultural building being erected on the Corfe Mullen boundary with the A31. Cllr Everett advised the landowner had planning permission to erect a tractor shed.

**PC 20/100 To Agree a date and time for the next meeting** - the date and time of the next meeting will be on Tuesday 27 April 2021 at 19:00 via Zoom.

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

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## PLANNING COMMITTEE – REPORT

Meeting Date: 27 April 2021

Agenda Item: PC 20/104

Paper: B

<b>Subject:</b>	Planning Decisions Report
<b>Prepared By:</b>	Catherine Horsley, Deputy Clerk
<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>	
3/20/0831/HOU	Single storey side extension. <b>25 OAK CLOSE</b> <b>Granted</b>
3/20/2033/HOU	Car port to the front of the house. <b>72 BLANDFORD ROAD</b> <b>Granted</b>
<b>NON-MATERIAL AMENDMENTS</b>	
<b>CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT</b>	
<b>PRIOR NOTIFICATION (Forestry or Agricultural)</b>	
3/21/0550/PNFAG	Erect a new agricultural building measuring approximately 18.29m x 9.14m (60ft x 30ft) giving an area of 167m <sup>2</sup> . The proposed barn will have four bays measuring approximately 4.5m (15ft), divided into two parts; two bays will provide secure storage for the machinery used on site, chicken corn and egg boxes and the remaining two bays will be used to store general farming equipment that is less valuable. <b>LAND AT BROADMOOR ROAD</b> <b>Prior approval - not required.</b>
<b>TREE DECISIONS</b>	
<b>TREE PROTECTION ORDERS</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.