



## **NOTICE OF NEXT COUNCIL MEETING**

Dear Councillors

You are hereby summoned to attend the following meeting:

Meeting of...                   **PLANNING COMMITTEE**

Time...                         **18:30**

Date...                         **Tuesday 14 March 2023**

Place...                        **Main Hall of the Village Hall, Towers Way, Corfe Mullen**

A handwritten signature in cursive script, appearing to read 'C Horsley'.

**Catherine Horsley**  
**Town Clerk**  
**8 March 2023**

**PUBLIC PARTICIPATION:** In accordance with Standing Orders, a maximum of 30 minutes is set aside before the business of the meeting commences to enable members of the public to raise any issues pertaining to the agenda for 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. **Members of the public wishing to speak should contact the Clerk before 1pm on the day of the meeting.**

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

### **AGENDA**

- PC 22/166 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 22/167 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 22/168 Paper A - To Approve minutes of meeting held on 14 February 2023** LGA 1972, sch 12, para 41
- PC 22/169 Paper B - To Note Planning Decisions Report** – decisions between 22 February 2023 – 8 March 2023
- PC 22/170 To Consider the following applications received from Dorset Council:**
- Application No:** P/HOU/2023/01037  
**Location:** 23 Lavender Way Corfe Mullen Dorset BH18 9NN  
**Proposal:** Remove existing single storey garage and erect single storey side extension. Form a new entrance porch to the front and erect raised decking at the rear.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394662>

**Application No:** P/PALH/2023/01225  
**Location:** 2 Henbury Close Corfe Mullen Wimborne BH21 3TF  
**Proposal:** Demolish existing conservatory and erect single storey rear extension: to extend 3.25m beyond the rear wall of the original dwelling house: maximum width 6.35m: maximum height 3.75m: height to eaves 2.75m.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394900>

**Application No:** P/FUL/2022/07707  
**Location:** Land Adjacent to 24A Stour View Gardens Corfe Mullen Dorset BH21 3TN  
**Proposal:** Demolish existing workshop and garage and erect 5 4-bedroom dwellings.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=392964>

**Application No:** P/HOU/2022/04740  
**Location:** 33 Corfe View Road Corfe Mullen Dorset BH21 3LY  
**Proposal:** Bungalow Conversion- extensions to form 2 storey dwelling (as amended by plans received 22.2.2023)

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=389376>

**Application No:** P/FUL/2023/00656  
**Location:** 74 Wareham Road Corfe Mullen Dorset BH21 3LG  
**Proposal:** Demolish no 74 Wareham Road and sever land to the rear of nos. 74, 76 and 78 Wareham road and construct 9 new dwellings with associated garaging and access. (Revised scheme)

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394173>

**Application No:** P/FUL/2023/00820  
**Location:** Castle Court School, Caretakers Flat Knoll Lane Corfe Mullen Dorset BH21 3RF  
**Proposal:** Convert buildings to C3 residential use (2 dwellings)

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394384>

**Application No:** P/FUL/2022/07840  
**Location:** St Huberts Church Blandford Road Corfe Mullen BH21 3RQ  
**Proposal:** Change of use from non-consecrated to consecrated ground

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393125>

#### **For information purposes only -**

**Application No:** P/TRT/2023/01228  
**Location:** Trevilling Blandford Road Corfe Mullen BH21 3HH  
**Proposal:** T1 Oak with codominant stems: Fell both stems to approximately 1M above ground level and establish a new fastigate formed tree within 5m of the felled tree. T5 Oak: Remove one low limb to the NE.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394904>

**Decision required on whether order should be confirmed or not by Dorset Council -**

**New Tree Preservation Order: TPO/2023/0009**

**Location:** Land of Barrow View Meadow Farm Lane, Corfe Mullen  
**Proposal:** T1 – Oak Situated near the southwestern-most area of the rear part of the curtilage of Barrow View, Meadow Farm Lane, Corfe Mullen, BH21 3HT and the southern-most area of the rear part of Old Orchard, Pardys Hill, Corfe Mullen, BH21 3HW  
T2 – Ash Situated within or near the front part of the curtilage of Barrow View, Meadow Farm Lane, Corfe Mullen, BH21 3HT

**Decision required on consultation of proposed permitted development –**

**Location:** Mountain Cottage Brickyard Lane Corfe Mullen BH21 3RJ  
**Proposal:** To operate a certified exempted camping and caravan site under paragraph 5 of the first schedule, Caravan Sites and Control of Development Act, 1960 and paragraph 6 of section 269 of the Public Health Act 1936.

**PC 22/171 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

**PC 22/172 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 28 March 2023 at 18:30 in the Main Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 22/173 Close of Meeting**

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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 28 February 2023 at 18:30 in the main hall of the Village Hall**

**Present:**                   **Councillors**  
D Mattocks (Chair)  
D Everett  
A Holland  
B Honeyman  
J Lortie  
D Sowry-House

**In Attendance:**       Catherine Horsley (Town Clerk)  
Rachel Virrill (Deputy Town Clerk - minute taker)

**Public Participation**

There were 6 members of the public present, none of whom wished to speak.

Cllr Mattocks thanked Cllr Lortie for chairing the previous meetings during his absence and opened the meeting.

**PC 22/158 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Howard and Cllr Stennett who were both unable to attend due to personal family commitments.

**PC 22/159 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 22/160 Paper A - To Approve minutes of meeting held on 14 February 2023** LGA 1972, sch 12, para 41

The Clerk advised of an amendment under minute no. PC 22/154, relating to Cllr Jefferies being a previous Dorset County Councillor not a Dorset Councillor.

The minutes of the meeting held on 14 February 2023 were **APPROVED**.

**PC 22/161 Paper B - To Note Planning Decisions Report** – decisions between 8–22 February 2023

The report was **NOTED**.

**PC 22/162 To Consider the following applications received from Dorset Council:**

**Application No:**       P/HOU/2023/00179  
**Location:**             244 Wareham Road Corfe Mullen BH21 3RY

**Proposal:** Conversion of garage to self-contained annex to be used ancillary to the property.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393597>

Members considered the application, noting the proposed development appeared to be a self-contained dwelling rather than an annex to the existing property.

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

- The proposal lies within 400m of sites of Special Scientific Interest of international importance, part of the designated Dorset Heathlands SPA (Special Protection Area), and part of the Dorset Heaths SAC (Special Area of Conservation) and RAMSAR sites.
- The proposal was not in keeping or of the same architectural design as the existing property.

**Application No:** P/HOU/2023/00144

**Location:** Knoll Lodge Knoll Lane Corfe Mullen Dorset BH21 3RF

**Proposal:** Erect a building to be used as a photography studio and landscaping works to include relocation and construction of retaining walls.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393553>

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

**Application No:** P/FUL/2023/00660

**Location:** Meadow Farm Mill Street Henbury Wimborne

**Proposal:** Creation of a new access and stopping up of three existing accesses to include an interconnecting farm track.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394179>

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

**PC 22/163 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

The Clerk advised a member of the public had enquired whether the Town Council would be responding to the consultation relating to the Levelling up and Regeneration Bill: reforms to national planning policy which closes on 2 March 2023.

The Clerk had liaised with Dorset Council as the Unitary Authority who advised that the Cabinet was meeting on 28 February 2023 to consider its response. Dorset Association of Parish & Town Councils (DAPTC) had advised that the National Association of Local Councils (NALC) were making a submission on behalf of Town & Parish Councils. Therefore, members felt a submission on behalf of the Town Council was not required at this stage.

There were no matters for forthcoming agendas.

**PC 22/164 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 14 March 2023 at 18:30 in the Main Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 22/165 Close of Meeting at 18:48.**

*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: 14 March 2023



Agenda Item: PC 22/169

Paper: B

**Subject:** Planning Decisions Report

**Prepared By:** Rebecca Callender, Administrative Assistant

**Background:** All planning decisions have previously been reviewed by the Planning Committee with any issues, objections and comments raised by the Committee being submitted to Dorset Council as part of the planning consultation process.

**Key Points:** The decisions listed within the report detail all decisions made between 22 February – 8 March 2023.

### PLANNING DECISIONS

**P/HOU/2022/07640**      **Location:** 56 Hadrian Way Corfe Mullen BH21 3XF  
**Proposal:** Convert part of existing garage.  
**Decision:** Granted.  
**TC Comment:** No objections.  
**Decision Date:** 22/02/2023

**P/HOU/2023/00078**      **Location:** 23 Albert Road Corfe Mullen BH21 3QB  
**Proposal:** Remove existing roof, higher pitch and install 2 small dormer windows and accommodation in the loft.  
**Decision:** Granted.  
**TC Comment:** No objections.  
**Decision Date:** 27/02/2023

**P/FUL/2022/05275**      **Location:** Land adjoining No.11 Brook Lane Corfe Mullen Wimborne  
**Proposal:** Erect a detached dwelling with car parking and garaging.  
**Decision:** Refused.  
**TC Comment:** Objected.  
**Decision Date:** 22/02/2023

### NON-MATERIAL AMENDMENTS

NONE

### CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT

NONE

### PRIOR NOTIFICATION

NONE

### PRIOR APPROVAL

NONE

## **TREE DECISIONS**

**P/TRD/2023/01288**

**Location:** 21 Wills Close Corfe Mullen BH21 3SR

**Proposal:** Silver Birch: Fell.

**Decision:** Tree Works - Reg 14 - Does not require consent.

**Decision Date:** 02/03/2023

**P/TRT/2023/00855**

**Location:** Taba Taba Dennis Road Corfe Mullen BH21 3NF

**Proposal:** T1 Sycamore: Reduce in height and spread by no more than 2m; that's 2m in height and 1-1.5m in spread so the overall spread reduction will be up to 3m. T2 Sycamore: Reduce in height and spread by no more than 2m; that's 2m in height and 1-1.5m in spread so the overall spread reduction will be up to 3m.

**Decision:** Tree Works - TPO – Consent.

**Decision Date:** 07/03/2023

**Recommendation:** To NOTE report.