



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 28 February 2023**
Place... **Main Hall of the Village Hall, Towers Way, Corfe Mullen**

A handwritten signature in black ink, appearing to read 'C Horsley'.

Catherine Horsley
Town Clerk
22 February 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 22/158 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- 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)
- PC 22/160 Paper A - To Approve minutes of meeting held on 14 February 2023** LGA 1972, sch 12, para 41
- PC 22/161 Paper B - To Note Planning Decisions Report** – decisions between 8 – 22 February 2023
- 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>

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>

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>

PC 22/163 Matters for forthcoming agendas No decisions can be taken¹

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

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

Present: **Councillors**
J Lortie (Chair)
A Holland
B Honeyman
J Stennett

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

Public Participation

There were 10 members of the public present.

Cllr Lortie welcomed everyone to the meeting and asked if any members of the public present wished to speak.

Three members of the public wished to speak pertaining to agenda item PC 22/154 – To consider supporting requests for pedestrian crossings.

A resident from Cogdean Way explained that he had children attending Rushcombe First School and Lockyers Middle School and raised concerns with the zebra crossing on Lockyers Road by the Windgreen roundabout, due to witnessing cars often driving through the crossing and not stopping to allow children to cross safely and that the crossing was too close to the roundabout. The resident felt it would be more effective if the crossing was a pelican crossing moved further down Lockyers Road to enable drivers to focus on those waiting to cross, rather than approaching or exiting the roundabout.

Secondly, the resident wished to request a pedestrian crossing on Blandford Road by the footpath leading from Diana Way to Ralph Road as there was no safe place for children attending Rushcombe First School to cross Blandford Road.

The second resident wished to raise the same concerns and added that cars often travel more than 30mph, making it difficult to cross Blandford Road. She had witnessed children attending Rushcombe First School and Corfe Hills School stepping out into the road without looking, with a crossing making it safer to cross in this area. The third resident supported both requests.

Cllr Lortie thanked the members of the public for their representation and started the meeting.

PC 22/149 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Mattocks who was recovering from Covid-19 and Cllr Howard, Cllr Sowry-House and Cllr Everett who were all unable to attend due to personal commitments.

PC 22/150 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 22/151 Paper A - To Approve minutes of meeting held on 24 January 2023 LGA 1972, sch 12, para 41

The minutes of the meeting held on 24 January 2023 were **APPROVED**.

PC 22/152 Paper B - To Note Planning Decisions Report – decisions between 18 January 2023 – 8 February 2023

The report was **NOTED**.

PC 22/153 To Consider the following applications received from Dorset Council:

Application No: P/HOU/2023/00206
Location: 159 Springdale Road Corfe Mullen BH21 3QQ
Proposal: Erect front, side, rear extension and raise the roof to provide first floor Accommodation.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393633>

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

Application No: P/HOU/2022/07347
Location: 115 Wimborne Road Corfe Mullen Dorset BH21 3DU
Proposal: Erect extension to existing detached double garage to facilitate a self-contained annexe.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=392532>

It was **RESOLVED** that there were no objections, however members commented that the self-contained annexe should not be separated and remain part of the main dwelling in the future.

Application No: 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.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393479>

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

Application No: P/HOU/2023/00199
Location: 5 Hadrian Way Corfe Mullen Dorset BH21 3XF
Proposal: Erect two storey side extension.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393624>

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

Non-Material Amendment application for information purposes only

Application No: P/NMA/2023/00290
Location: Evergreen Waterloo Road Corfe Mullen BH21 3SW
Proposal: Non material amendment to approved P/A 3/21/0191/HOU (Raise and extend roof to create first floor habitable accommodation) to use horizontal cladding on the gables and dormers.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393738>

Application No: P/NMA/2023/00426
Location: Land North of Wimborne Road Corfe Mullen Wimborne BH21 3DY
Proposal: Non material amendment to Approved P/A 3/20/0667/RM (Reserved matters application pursuant to Outline Planning permission 3/15/1122/OUT for the approval of all matters including appearance, landscaping, layout and scale (excluding access already approved under 3/15/1122/OUT) to make minor alterations to highway and footpath layout, requested by DCC Highways for compliance with adoption criteria, removal of communal bin store on east side of road, and allocation of stores to plot frontages, requested by DCC Highways for compliance with adoption criteria, Air Source Heat Pump locations amended, for compliance with submitted Noise Assessment, Shed size and positions altered, for more efficient use in cycle storage. A separate application is being made to re-discharge condition 14 of approval 3/15/1122/OUT, Tree planting amendments, requested by the structural engineer to avoid high water use trees in proximity to dwelling foundations, 2 no. first floor windows on Plot 4 rear elevation – sill heights amended to provide higher sill to bathroom and Porch structures to Plots 14,15,19-22 altered from wall brackets to structural posts, for structural stability as required by the structural engineer.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393903>

The non-material amendments were **NOTED**.

Cllr Lortie suspended Standing Orders to enable Cllr Jefferies and Cllr Purvis who were in attendance as members of the public to speak relating to agenda item PC 22/154 – to consider supporting requests for pedestrian crossings.

PC 22/154 Paper C - To consider supporting requests for pedestrian crossings

Members discussed the zebra crossing on Lockyers Road, noting this was not the first-time safety concerns at the crossing had been brought to the Council's attention. Members agreed the crossing was located very close to the Windgreen roundabout.

Members went onto discuss the request for a pedestrian crossing on Blandford Road, and agreed there was no safe place to cross for children attending Rushcombe First School and Corfe Hills School.

Cllr Lortie invited Cllr Jefferies to speak as a previous Dorset Councillor who was involved in the consultation when the zebra crossing was installed on Lockyers Road. Cllr Jefferies advised that she had objected to the crossing being placed so close to the Windgreen roundabout. However, she was advised at the time, that the location was the 'desire line' where children chose to cross the road.

Cllr Purvis provided some feedback in respect of road safety as an ex-road traffic police officer.

It was agreed that due to the number of members present, a robust discussion should take place at the next Full Council meeting scheduled on 28 February 2023.

It was **RESOLVED** to revisit supporting requests for pedestrian crossings on Lockyers Road and Blandford Road at the next Full Council meeting scheduled on 28 February 2023.

PC 22/155 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas.

PC 22/156 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 28 February 2023 at 18:30 in the Main Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 22/157 Close of Meeting at 19:00.

Signed as a correct record of the meeting *Date*

DRAFT

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: 28 February 2023



Agenda Item: PC 22/161

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 08 – 22 February 2023.

PLANNING DECISIONS

P/HOU/2023/00206 **Location:** 159 Springdale Road Corfe Mullen BH21 3QQ
Proposal: Erect front, side, rear extension and raise the roof to provide first floor accommodation.
TC Comment: No objections
Decision: Granted
Decision Date: 16/02/2023

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

P/PIP/2022/07995 **Location:** 22 Central Avenue Corfe Mullen Wimborne BH21 3JD
Proposal: Erection of up to 1 dwelling with vehicular access off Central Avenue and on-site car parking.
TC Comment: Objected
Decision: Refused
Decision Date: 15/02/2023

P/HOU/2022/07033 **Location:** 151 Wareham Road Corfe Mullen Wimborne BH21 3LB
Proposal: Rear single storey extension with alteration to existing roof. Demolition of existing garage. Erect new single storey garage, hobby room, garden store and gym to rear of garden.
TC Comment: No objections
Decision: Granted
Decision Date: 10/02/2023

P/FUL/2022/06607 **Location:** Land Adjacent to Little Orchard Broadmoor Road Corfe Mullen Wimborne BH21 3RB
Proposal: Retention of the building for the purpose of agricultural and forestry machinery storage.
TC Comments: Objected
Decision: Refused
Decision Date: 16/02/2023

NON-MATERIAL AMENDMENTS

NONE

CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT

NONE

PRIOR NOTIFICATION

NONE

PRIOR APPROVAL

NONE

TREE DECISIONS

P/TRT/2022/07949

Location: 38 Beech Close Corfe Mullen BH18 9NJ
Proposal: Beech: Remove limb over 37 Beech Close (annotated by pink arrow in photographs); crown lift over 37 Beech Close only to 4m above the tarmac driveway by shortening pendulous limbs.
Decision: **Tree Works** - TPO - Split
Decision Date: 10/02/2023

P/TRT/2022/04801

Location: Taba Taba Dennis Road Corfe Mullen Wimborne BH21 3NF
Proposal: T1 Sycamore: Crown lift to 10m from ground level. T2 Sycamore: Crown lift to 10m from ground level.
Decision: Withdrawn
Decision Date: 13/02/2023

Recommendation: To NOTE report.