



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 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
22 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 22/174 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 22/175 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 22/176 Paper A - To Approve minutes of meeting held on 14 March 2023** LGA 1972, sch 12, para 41
- PC 22/177 Paper B - To Note Planning Decisions Report** – decisions between 8 March 2023 – 22 March 2023
- PC 22/178 To Consider the following applications received from Dorset Council:**

Application No: P/HOU/2023/00980
Location: 9 Wayman Road Corfe Mullen BH21 3PL
Proposal: Erect front, rear and side extensions. Front garden wall and gates
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394593>

Certificate of Lawfulness Application:

Application No: P/CLE/2023/01434
Location: Hawthorn Cottage Naked Cross Nurseries Waterloo Road Corfe Mullen BH21 3SP
Proposal: Certificate of Lawfulness for Use of self-contained annexe as independent dwelling.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395155>

Non Material Amendments:

Application No: P/NMA/2023/01664
Location: 29 Hanham Road Corfe Mullen Wimborne BH21 3PX
Proposal: Non material amendment to 3/21/1294/FUL (Sever land, demolish outbuildings and erect 3 chalet bungalows with parking at the rear of Nos 29, 31 & 33 Hanham Rd. As amended by plans received 15/12/21 to provide additional parking spaces; provision of acoustic fencing between site and 29,31 & 33 Hanham Rd and safety railings adjacent to entrance door of 29 Hanham Rd) to alter parking layout and retaining wall and steps to improve outlook from Plot 3.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395431>

Application No: P/NMA/2023/01478
Location: 47 Wareham Road Corfe Mullen BH21 3JU
Proposal: Non material amendment to 3/21/0187/HOU (Single story extension, extend existing single garage to double with pitched roof and extend existing rear dormer) to change side door (side elevation A) of garage from single door to bifold door and also update fascia and soffit to 200mm x 200mm
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395208>

PC 22/179 Matters for forthcoming agendas No decisions can be taken¹

PC 22/180 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 11 April 2023 at 18:30 in the Main Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 22/181 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 March 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
J Stennett

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

Public Participation

There were 5 members of the public present, none of whom wished to speak.

However, the Clerk advised she had received an email from the agent acting on behalf of the applicant for application no. P/HOU/2022/04740 – 33 Corfe View Road, Corfe Mullen, BH21 3LY, which was read out. In summary, the applicant had listened to the concerns previously raised and liaised with the Planning Officer to revise the design and bulk of the building by reducing the number of floors and redirecting overlooking windows.

Cllr Mattocks thanked the Clerk for the representation on behalf of the applicant and opened the meeting.

PC 22/166 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

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

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)

There were no declarations of interest.

PC 22/168 Paper A - To Approve minutes of meeting held on 28 February 2023 LGA 1972, sch 12, para 41

It was noted the agenda item should read PC 22/168 - To Approve minutes of meeting held on 28 February 2023, not 14 February 2023 as stated, albeit the correct minutes formed part of the published meeting papers.

The minutes of the meeting held on 28 February 2023 were **APPROVED**.

PC 22/169 Paper B - To Note Planning Decisions Report – decisions between 22 February 2023 – 8 March 2023

The report was **NOTED**.

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>

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

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>

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

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>

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

- The application fails to comply with National Planning Policy Framework 127, in that it is not a good layout, is not sympathetic to its surroundings and fails to include the appropriate amount of green space.
- The application shows an overdeveloped and crowded site with properties in close proximity to each other, which could result in overshadowing.
- Vehicle access on the site is extremely poor with insufficient multi-vehicle parking spaces for the size and number of properties.
- Vehicle access is such that emergency vehicles, particularly fire engines, would not be able to access the properties easily.
- Loss of amenity currently enjoyed by the existing neighbouring properties due to the proximity of the development.

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>

Members considered the application and the comments read out by the Clerk on behalf of the applicant and appreciated the amendments made to reduce the size of the property. However, felt many of the objections previously submitted in August 2022, remained. It should be noted the Committee were not averse to modern developments, however, they felt the proposed development did not blend in with the neighbouring properties and location.

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

- The application fails to comply with National Planning Policy Framework 127 in that it is not a good layout, out of character and unsympathetic to its surroundings.
- The proposed development is an overdevelopment which is out of scale with the neighbouring properties.
- The application 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 and visual impact.
- The substantial increase in depth and height of the development would result in a visually dominant building that would be overbearing to the occupants of the neighbouring properties and result in loss of natural light to these 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 properties.
- Vehicle access to the site for tradespeople is extremely poor via an unmade road with no turning area.

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>

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

- The application fails to comply with National Planning Policy Framework 127 in that it is not of good layout, is not sympathetic to its surroundings and fails to include the appropriate amount of green space.
- The application shows an overdeveloped and crowded site with properties in close proximity to each other which would result in overshadowing.
- The site is adjacent to a Conservation Area which, if developed, contravenes the National Planning Policy Framework 180 where the wider area which includes the Conservation Area will be impacted.
- Vehicle access on the site is extremely poor with a narrow lane and no turning area.
- Vehicle access is such that emergency vehicles, particularly fire engines, would not be able to access the inner properties easily.
- The vehicle access to and from the site has limited visibility onto the highway and could result in accidents for both pedestrians and vehicles.

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>

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

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>

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

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>

The application for tree works was **NOTED**.

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

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

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.

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

PC 22/171 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas.

Cllr Everett noted substantial work had commenced on the site at the Ridgeway, off Blandford Road. The Clerk agreed to investigate if planning permission had been granted and report back at the next 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)

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 at 19:12.

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

PLANNING COMMITTEE – REPORT

Meeting Date: 28 March 2023



Agenda Item: PC 22/177

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 8 March and 22 March 2023.

PLANNING DECISIONS

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.
Decision: Granted
TC Comment: No Objections
Decision Date: 16/03/2023

P/HOU/2022/07639 **Location:** 37 Blythe Road Corfe Mullen BH21 3LP
Proposal: Garage infill and side alterations, with new roof to the side to tie into existing roof.
Decision: Granted
TC Comment: No Objections
Decision Date: 14/03/2023

P/FUL/2022/07840 **Location:** St Huberts Church Blandford Road Corfe Mullen BH21 3RQ
Proposal: Change of use from non-consecrated to consecrated ground.
Decision: Granted
TC Comment: No Objections
Decision Date: 20/03/2023

NON-MATERIAL AMENDMENTS

P/NMA/2023/01478 **Location:** 47 Wareham Road Corfe Mullen BH21 3JU
Proposal: Non material amendment to planning permission 3/21/0187/HOU Single storey rear extension, extend existing single garage to a double with pitched roof and extend existing rear dormer to change side door opening (side south-west elevation A) of garage from single door to bifold door & amendments to fascia, soffit and eaves.
Decision: Granted
Decision Date: 17/03/2023

CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT

NONE

PRIOR NOTIFICATION

NONE

PRIOR APPROVAL

NONE

TREE DECISIONS

P/TRT/2023/00529

Location: 7 Beacon Gardens Corfe Mullen BH18 9JY

Proposal: Silver Birch: Reduce on the west side by up to 2m back to appropriate growth points.

Decision: Tree Works - TPO - Consent

Decision Date: 21/03/2023

Recommendation: To NOTE report.