



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 25 April 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
19 April 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 22/190 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 22/191 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 22/192 Paper A - To Approve minutes of meeting held on 11 April 2023** LGA 1972, sch 12, para 41
- PC 22/193 Paper B - To Note Planning Decisions Report** – decisions between 5 April 2023 – 19 April 2023
- PC 22/194 To Consider the following applications received from Dorset Council:**
- Application No:** P/HOU/2023/01527
Location: 48 Albert Road Corfe Mullen Wimborne BH21 3QE
Proposal: Raise roof to create first floor habitable accommodation with dormers and rooflights and change flat roof to pitched on existing garage.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395263>

Application No: P/HOU/2023/01955
Location: 9 Caesars Way Corfe Mullen Dorset BH18 9DP
Proposal: Single Storey Front, Side and Rear Extension
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395773>

Certificate of Lawful Use for Information Purposes Only:

Application No: P/CLP/2023/01888
Location: Little Orchard Broadmoor Road Corfe Mullen BH21 3RB
Proposal: Erect a detached outbuilding
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395698>

PC 22/195 Matters for forthcoming agendas No decisions can be taken¹

PC 22/196 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 9 May 2023 at 20:00 in the Main Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 22/197 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 11 April 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
J Stennett

In Attendance: Catherine Horsley (Town Clerk – Minute taker)

Public Participation

There were 4 members of the public present, none of whom wished to speak.

PC 22/182 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 22/183 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 22/184 Paper A - To Approve minutes of meeting held on 28 March 2023 LGA 1972, sch 12, para 41

There were no declarations of interest.

PC 22/185 Paper B - To Note Planning Decisions Report – decisions between 22 March 2023 – 5 April 2023

The report was **NOTED**.

PC 22/186 To Consider the following applications received from Dorset Council:

Application No: P/HOU/2023/00754
Location: 25 Croft Close Corfe Mullen Dorset BH21 3JE
Proposal: Loft conversion, install box dormer, replace conservatory and external alterations.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394303>

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

Application No: P/FUL/2023/01483
Location: 47 Brook Lane Corfe Mullen BH21 3RD
Proposal: Sever plot and erect a new dwelling.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395216>

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

- The application is contrary to NPPF 110(b) in that the proposed development does not provide safe and suitable access to the site for all users. Access to site is dangerous as Brook Lane is a single track, un-adopted gravel lane which will not cope with additional traffic.
- The proposed development would have an overbearing effect which would result in a detrimental impact to the amenity currently enjoyed by neighbouring properties.
- Potential severing of the plot would result in high density housing for the remainder of the plot contrary to policy LN2.
- The size of the proposed dwelling is overlarge for the severed plot and is unsympathetic to the more spacious character and appearance of existing development in the unmade part of Brook Lane. This will result in a cramped development which is out of character with the immediate area of Brook Lane and is therefore contrary to Christchurch and East Dorset Local Plan Policy HE2.
- It is noted that the street scene provided as part of this application is totally misrepresentative, particularly in relation to the size of existing adjacent dwellings.

Application No: P/HOU/2023/00256
Location: 210 Wareham Road Corfe Mullen Dorset BH21 3LN
Proposal: Dropped kerb and verge to be replaced with tarmac.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393693>

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

Application No: P/FUL/2023/00671
Location: Badgers Green Waterloo Road Corfe Mullen Dorset BH21 3SN
Proposal: Construction of new commercial unit and associated parking spaces and bike store.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394193>

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

Application No: P/HOU/2023/01694
Location: 10 Dalkeith Road Corfe Mullen BH21 3PQ
Proposal: Erect rear, side & front extensions.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395466>

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

Building for Agricultural/Forestry Use for Information Purposes Only:

Application No: P/PABA/2023/01854
Location: Cherry Tree Cottage Waterloo Road Corfe Mullen Wimborne BH21 3SN
Proposal: Storage shed 4.5m x 3m with a height to eaves of 1.6m.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395658>

The application to determine whether prior approval is required was **NOTED**.

Certificate of Lawful Use for Information Purposes Only:

Application No: P/CLP/2023/01460
Location: 21 Hillside Road Corfe Mullen BH21 3SA
Proposal: Single storey side and rear extensions and an outbuilding.

The Certificate of Lawful Use was **NOTED**.

PC 22/187 Matters for forthcoming agendas No decisions can be taken¹

No items were noted.

PC 22/188 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 25 April 2023 at 18:30 in the Main Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 22/189 Close of Meeting at 18:45.

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: 25 April 2023



Agenda Item: PC 22/193

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 5 April 2023 and 19 April 2023.

PLANNING DECISIONS

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)

Decision: Granted

TC Comment: Objected

Decision Date: 11/04/2023

NON-MATERIAL AMENDMENTS

NONE

CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT

NONE

PRIOR NOTIFICATION

NONE

PRIOR APPROVAL

NONE

TREE DECISIONS

NONE

Recommendation: To NOTE report.