



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 27 June 2023**
Place... **Small Hall of the Village Hall, Towers Way, Corfe Mullen**

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

Catherine Horsley
Town Clerk
21 June 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 23/30 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 23/31 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 23/32 Paper A - To Approve minutes of meeting held on 13 June 2023** LGA 1972, sch 12, para 41
- PC 23/33 Paper B - To Note Planning Decisions Report** – decisions between 7 June 2023 – 21 June 2023
- PC 23/34 To Consider the following applications received from Dorset Council:**
- For Ratification –**
- Application No:** P/FUL/2023/02389
Location: 21 Gorse Road Corfe Mullen BH21 3SJ
Proposal: Sever land, demolish outbuildings and erect 1 No 3 bed chalet bungalow with balcony, Juliet Balcony and associated access and parking

[Planning application: P/FUL/2023/02389 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning/P/FUL/2023/02389)

Objection submitted to Dorset Council Planning on 12 June 2023 on the following basis:

- Gorse Road is characterised in the main by single storey properties leading onto open green space (greenbelt), to which the proposed development is adjacent to.
- The size of the proposed dwelling is overlarge for the severed plot resulting in a cramped development.
- The proposal is contrary to the following policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014):
 - HE2 - due to its scale, bulk, height and visual impact which would not be compatible with its surroundings.
 - LN2 - potential severing of plot to result in high density housing for remainder of plot.
 - KS12 – due to cramped development there is limited vehicle parking facilities to serve the needs of the proposed development.
 - HE3 – the loss of view, visual amenity and privacy currently enjoyed by the applicant and neighbouring properties in Hillside Road.
 - ME3 - encourage a proactive approach to mitigating and adapting to climate change with commitment to sustainable renewable technologies in order to future proof and not incur future retro-fit costs.

Amended Application -

Application No: P/FUL/2023/02369
Location: 8 Highfield Road Corfe Mullen BH21 3PE
Proposal: Demolish existing 2 bedroom bungalow and erect a 5 bedroom two storey house

[Planning application: P/FUL/2023/02369 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning/P/FUL/2023/02369)

Additional Comments:

- a) *Amended proposed drawings were received on 12 June 2023, 19 June 2023 and 20 June 2023.*
- b) *The proposed replacement dwelling has a lower roof than the originally submitted proposal, and the proposed street scene drawing shows the proposed development within the context of Highfield Road.*

Tree Works Application for Information Purposes only –

Application No: P/TRT/2023/03259
Location: 130 Springdale Road, Corfe Mullen Dorset BH21 3QL
Proposal: T1 Monterey Pine: Fell
T2 Monterey Pine: Fell
T3 Monterey Pine: Fell
Replant with similar coniferous tree species

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397349&cuuid=82ED2060-2D9F-4EDD-A94B-77B2AB19ED8C>

PC 23/35 Paper C – To Consider Public Consultation on Pre-Submission Sturminster Marshall Neighbourhood Plan

PC 23/36 Matters for forthcoming agendas No decisions can be taken¹

PC 23/37 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 11 July 2023 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/38 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 13 June 2023 at 18:30 in the Small hall of the Village Hall**

Present: **Councillors**
D Everett (Chair)
A Holland
P Neil
P Purvis
D Sowry-House
J Stennett

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

Public Participation

There were 3 members of the public present, none of whom wished to speak.

PC 23/21 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

There were no apologies for absence received.

PC 23/22 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 23/23 Paper A - To Approve minutes of meeting held on 23 May 2023 LGA 1972, sch 12, para 41

The minutes of the meeting held on 23 May 2023 were **APPROVED**.

PC 23/24 Paper B - To Note Planning Decisions Report – decisions between 17 May 2023 – 7 June 2023

The report was **NOTED**.

PC 23/25 Paper C - To Note Stony Down, Corfe Mullen T544 – Delegated Decision

The update on the application to modify the definitive map and statement of rights of way at Stony Down was **NOTED**.

PC 23/26 To Consider the following applications received from Dorset Council:

Application No: P/HOU/2023/01614
Location: Julia's House 135 Springdale Road Corfe Mullen BH18 9BP
Proposal: Installation of log cabin to measure 3m x 5m with a ridge height of 2.38m and concrete base.

[Planning application: P/HOU/2023/01614 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning/P/HOU/2023/01614)

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

Application No: P/HOU/2023/02098
Location: Corner Cottage Blandford Road Corfe Mullen Dorset BH21 3HE
Proposal: Erect a single storey front extension & loft conversion with the insertion of roof lights to the rear and a dormer to the front roof plane.

[Planning application: P/HOU/2023/02098 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning/P/HOU/2023/02098)

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

Application No: P/HOU/2023/02037
Location: 8 Terence Road Corfe Mullen BH21 3LT
Proposal: Demolish the existing conservatory and erect single storey rear extension. Erect side lean-to and close in the front porch.

[Planning application: P/HOU/2023/02037 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning/P/HOU/2023/02037)

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

Tree Works Application for Information Purposes only –

Application No: P/TRT/2023/03012
Location: Landfall Corfe Lodge Road Corfe Mullen Dorset BH18 9NG
Proposal: T1 Monterey Pine: Fell to ground level and replace.
T2 Monterey Pine: Fell to ground level and replace.
T3 Monterey Pine triple stem: Fell and replace.

[Planning application: P/TRT/2023/03012 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning/P/TRT/2023/03012)

Application No: P/TRT/2023/03171
Location: Land adjacent to The Royal British Legion 80 Blandford Road Corfe Mullen Dorset BH21 3HQ
Proposal: T1 Conifer: Fell.

[Planning application: P/TRT/2023/03171 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning/P/TRT/2023/03171)

Application No: P/TRT/2023/03123
Location: 9 Primrose Way Corfe Mullen Dorset BH21 3NT
Proposal: T1 Oak: Fell.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397177>

Members discussed the number of trees being felled across the Parish and how the applications to note were to fell trees as a result of defects and risk of harm.

The applications for tree works were **NOTED**.

PC 23/27 Matters for forthcoming agendas No decisions can be taken¹

The Clerk provided an update on actions from the previous meeting as follows:

- **Dorset Council's consultation on proposed guidance for planning for climate change:** Cllr Neil and Cllr A Holland met with the Clerk to draft a response on behalf of the Town Council, which was submitted ahead of the deadline of 7 June 2023.
- **Planning application P/FUL/2023/02389 - 21 Gorse Road, Corfe Mullen, BH21 3SJ:** Due to the timing to submit comments to Dorset Council Planning, members

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provided comments via email, which had been collated and submitted ahead of the deadline. The decision to be ratified at the next meeting scheduled on 27 June 2023.

- **Planning application P/FUL/2023/00671 – Badgers Green, Waterloo Road, Corfe Mullen, BH21 3SN:** A further response was submitted to Dorset Council Planning to support the application. However, Dorset Council had refused the application, as noted in the Planning Decisions Report.

Cllr Sowry-House spoke of his disappointment with Dorset Council's decision to refuse the application following the email of support submitted by the Town Council and the decision-making process under a scheme of delegation. It was noted the decision-making process was based on support and objections, rather than comments and how this should be taken into consideration when submitting future responses to planning applications.

Members felt disheartened that comments submitted by the Planning Committee on behalf of the Town Council as a statutory consultee appeared not to be taken into consideration during the decision-making process by Dorset Council Planning Officers and the lack of consistency on decisions made.

It was **RESOLVED** for the Clerk to send a letter to the Head of Dorset Council Planning on behalf of the Town Council to request a meeting with the Clerk and Chair of the Council to discuss Dorset Council Planning decision making process.

PC 23/28 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 27 June 2023 at 18:30 in the Main Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/29 Close of Meeting at 18:58.

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

PLANNING COMMITTEE – REPORT

Meeting Date: 27 June 2023



Agenda Item: PC 23/33

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 7 June 2023 and 21 June 2023.

PLANNING DECISIONS

P/HOU/2023/01955 **Location:** 9 Caesars Way Corfe Mullen Dorset BH18 9DP
Proposal: Single storey front, side, and rear extension, plus alteration of first floor window within the east (side) elevation
Decision: Granted
TC Comments: No Objections
Decision Date: 09/06/2023

P/HOU/2023/00754 **Location:** 25 Croft Close Corfe Mullen Dorset BH21 3JE
Proposal: Loft conversion, install box dormer, replace conservatory and external alterations.
Decision: Granted
TC Comments: No Objections
Decision Date: 07/06/2023

P/HOU/2023/00932 **Location:** 6 Springdale Grove Corfe Mullen Wimborne BH21 3QT
Proposal: Erect first floor extension at front to enlarge bedroom 4. Form porch.
Decision: Granted
TC Comments: No Objections
Decision Date: 09/06/2023

P/HOU/2023/02099 **Location:** 35 Gladelands Way Corfe Mullen Dorset BH18 9JB
Proposal: Single storey rear extension
Decision: Granted
TC Comments: No Objections
Decision Date: 13/06/2023

NON-MATERIAL AMENDMENTS

NONE

CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT

PRIOR NOTIFICATION

NONE

PRIOR APPROVAL

NONE

TREE DECISIONS

P/TRT/2023/02416

Location: 65 Wareham Road Corfe Mullen BH21 3JX

Proposal: T1 Holm Oak: Reduce overall crown by up to 2.5m back to suitable pruning points as annotated in photograph.

Decision: Tree Works - TPO - Consent

Decision Date: 19/06/2023

Recommendation:

To NOTE report.



PLANNING COMMITTEE – REPORT

Meeting Date: 27 June 2023

Agenda Item: PC 23/35

Paper: C

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| Subject: | Public Consultation on Pre-Submission Sturminster Marshall Neighbourhood Plan |
| Prepared By: | Catherine Horsley, Town Clerk & RFO |
| Purpose of Report: | For Committee members to consider a response to Sturminster Marshall Neighbourhood Plan public consultation. |
| Background: | <p>In accordance with Neighbourhood Planning Regulation 14, Sturminster Marshall Parish Council is undertaking a public consultation and invite comments from organisations and individuals on its Pre-Submission Neighbourhood Plan.</p> <p>The public consultation runs from Friday 16 June until Friday 28 July 2023.</p> |
| Key Points: | <p>Sturminster Marshall Parish Council has produced a Neighbourhood Plan which covers the whole of Parish. The Plan contains a vision for Sturminster Marshall along with a set of objectives and planning policies to achieve the vision. The Plan addresses the following topics based on responses from earlier surveys and questionnaires:</p> <ul style="list-style-type: none">• Climate Change & Flood Risk• The Natural Environment• Built Environment• Housing• Community Facilities• Traffic, Transport and Rights of Way <p>Note: the Plan does not include any allocations for housing development. The Plan will need to be reviewed again once Dorset Council announce their revised housing targets and land requirements for Sturminster Marshall.</p> <p>The aim of the consultation is to seek views on the content of the proposed Sturminster Marshall Neighbourhood Plan, together with the supporting Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Report.</p> <p>The proposed Plan, supporting documents and evidence base can be viewed on this website Neighbourhood Plan - Sturminster Marshall Parish Council (sturminstermarshall-pc.gov.uk)</p> |

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| | <p>In addition, the Parish Council is holding a public drop-in session on Thursday, 6 July from 2pm-7pm at the Memorial Hall in Sturminster Marshall.</p> <p>The Parish Council welcomes comments which should be submitted, using the Survey Monkey questionnaire link below:</p> <p>https://www.surveymonkey.co.uk/r/SMNP-Consultation</p> |
| Implications: | As a neighbouring Parish Council, Council should consider the impact on Corfe Mullen and its residents. |
| Recommendation: | To review the proposed Plan and submit a response on behalf of Corfe Mullen Town Council prior to the deadline of 28 July 2023. |