



NOTICE OF NEXT COUNCIL MEETING

Dear Councillors

You are hereby summoned to attend the following meeting:

Meeting of... **PLANNING COMMITTEE**

Time... **18:30**

Date... **Thursday 4 January 2024**

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 & RFO
22 December 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.

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

AGENDA

- PC 23/138 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 23/139 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 23/140 Paper A - To Approve minutes of meeting held on 19 December 2023** LGA 1972, sch 12, para 41
- PC 23/141 Paper B - To Note Planning Decisions Report** – decisions between 13 December 2023 – 22 December 2023
- PC 23/142 To Consider the following applications received from Dorset Council:**
- Application No:** P/HOU/2023/07396
Location: 29 Hanham Road Corfe Mullen Wimborne BH21 3PX
Proposal: Erect Single Storey Extension and Loft Conversion
Planning application: [P/HOU/2023/07396 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetforyou.com/dorsetcouncil.gov.uk)

Certificate of Lawful Use for Information Purposes Only:

Application No: P/CLP/2023/07170
Location: 304 Lambs Green Lane Corfe Mullen Dorset BH21 3DN
Proposal: Side extensions to both sides of house.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402001>

Tree Works Applications for Information Purposes Only:

Application No: P/TRT/2023/07309
Location: 1 Brownsea Avenue Corfe Mullen Dorset BH21 3ND
Proposal: T1 Oak: Fell to ground level and replace within the same property boundaries.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402164>

PC 23/143 Paper C - To Note Highways Update

PC 23/144 Paper D – To Note Update on Planning Applications at Smugglers Hyde, 47 Brook Lane, Corfe Mullen, BH21 3RD

PC 23/145 Matters for forthcoming agendas No decisions can be taken¹

PC 23/146 To Agree a date and time for the next meeting – the date and time of the next meeting will be Thursday 23 January 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/147 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 19 December 2023 at 18:34 in the Small hall of the Village Hall**

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

In Attendance: Catherine Horsley (Town Clerk & RFO)
Rachel Virrill (Deputy Town Clerk - Minute Taker)

Public Participation

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

PC 23/129 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

There were no apologies for absence. All members were present.

PC 23/130 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 23/131 Paper A - To Approve minutes of meeting held on 28 November 2023 LGA 1972, ch 12, para 41

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

PC 23/132 Paper B - To Note Planning Decisions Report – decisions between 22 November 2023 – 13 December 2023

The report was **NOTED**.

PC 23/133 To Consider the following applications received from Dorset Council:

Application No: P/HOU/2023/03833
Location: 2 Wickham Drive Corfe Mullen BH21 3JT
Proposal: Two storey extension to the side (north) of the property, including car port.

[Planning application: P/HOU/2023/03833 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetforyou.com/dorsetcouncil.gov.uk)

It was **RESOLVED** that there were no objections. However, the Notice of Planning was not displayed on the site, which was a requirement of the planning application

process. Therefore, the Clerk confirmed it would be reported to Dorset Council Planning.

Application No: P/HOU/2023/07068
Location: 4 Rushcombe Way Corfe Mullen BH21 3QS
Proposal: Erect single storey extension at rear/side.
[Planning application: P/HOU/2023/07068 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=400480)

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

Application No: P/HOU/2023/05885
Location: 7 Southlands Avenue Corfe Mullen BH21 3JB
Proposal: Proposed Front Extension.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=400480>

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

Application No: P/HOU/2023/06952
Location: 20 Beech Close Corfe Mullen BH18 9NJ
Proposal: Erect single storey front extension and adjacent porch. Demolish existing garage and erect new attached garage on the side elevation.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=401755>

A notification was received from Dorset Council prior to the meeting to confirm the application had been withdrawn as it was invalid.

Tree Preservation Order Consultation:

Application No: TPO/2023/0094 (Appendix 1)
Location: Land at E398953 N97274 Wareham Road, Corfe Mullen, BH21 3NY
Proposal: T1 Holly

The Tree Preservation Order Consultation was **NOTED**.

PC 23/134 Paper C - To Consider and Note Planning Appeal in respect of Land adjacent to 24a Stour View Gardens, Corfe Mullen, Wimborne, BH21 3TN

Members felt no further representation was required due to the objections previously submitted to Dorset Council as the Planning Authority still being relevant.

It was noted the agenda should read 24a Stour View Gardens not Road.

The Planning Appeal was **NOTED**.

PC 23/135 Matters for forthcoming agendas No decisions can be taken¹

The Clerk provided an update as follows:

- The licensing application at Asda Express, Windgreen had been granted.
- Dorset Council Highways provided the road survey results relating to locations on Blandford Road, Wimborne Road and Wareham Road for pedestrian crossings. The Clerk confirmed two of locations scored above the threshold with a full update to be provided 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)

Cllr Purvis noted the request for double yellow lines on Hillside Road should run from Henbury View Road to Chapel Lane rather than Wyatts Lane as previously stated, to ensure the parking restrictions covered the brough of the hill.

PC 23/136 To Agree a date and time for the next meeting – the date and time of the next meeting will be Thursday 4 January 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/137 Close of Meeting at 18:44.

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

DRAFT

PLANNING COMMITTEE – REPORT

Meeting Date: 4 January 2024



Agenda Item: PC 23/141

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 13 December 2023 – 22 December 2023.

PLANNING DECISIONS

P/HOU/2023/03368 **Location:** 4 Diprose Road Corfe Mullen BH21 3QY
Proposal: Erect small pitched roof extension to the front porch. Existing rear conservatory to be changed to flat roof with double doors leading into garden. Replace window and brick up.
Decision: Granted
TC Comment: No objections
Decision Date: 19/12/2023

P/FUL/2023/06270 **Location:** Land Adjacent 24A Stour View Gardens Corfe Mullen Dorset BH21 3TN
Proposal: Demolition of existing workshop and garage and construction of 5 no. new dwellings (revised scheme)
Decision: Refused
TC Comment: Strongly objected
Decision Date: 18/12/2023

P/FUL/2023/06066 **Location:** Hill View Farm Brickyard Lane Corfe Mullen Dorset BH21 3RJ
Proposal: Proposed outbuilding storage in place of former store area removed (footings and slab retained).
Decision: Granted
TC Comment: No objections
Decision Date: 13/12/2023

P/HOU/2022/06035 **Location:** 74 Wimborne Road Corfe Mullen Dorset BH21 3EA
Proposal: Demolition of existing attached garage and conservatory and erect two storey extension.
Decision: Withdrawn
TC Comment: N/A
Decision Date: 18/12/2023

NON-MATERIAL AMENDMENTS

NONE

VARIATION OF CONDITION

NONE

CERTIFICATE OF LAWFUL USE

NONE

PERMISSION IN PRINCIPLE

NONE

PRIOR APPROVAL

NONE

TREE DECISIONS

P/TRT/2023/06296

Location: 12 Hillcrest Road Corfe Mullen Dorset BH21 3LX

Proposal: T1 Beech: Crown reduction by 2-3m. T2 Beech: Crown thin by 20% with pruning wounds no greater than 35mm. T3 Scots Pine: Crown lift by removal of the two lowest primary limbs.

Decision: Tree Works - TPO - Split

Decision Date: 13/12/2023

P/TRT/2023/06257

Location: Corfe Cottage Broadmoor Road Corfe Mullen BH21 3RB

Proposal: G1 Oaks - Prune long, hanging branches on Corfe Cottage side only. Tree 2 - Crown lift by the removal of 4 lower branches at 3-6 metres. Tree 3 - Remove dead branches. Tree 4 - Crown lift by removal of lowest overhang at 3 metres. Removal of diseased chestnut (not protected).

Decision: Tree Works - TPO - Split

Decision Date: 13/12/2023

TREE PRESERVATION ORDERS

NONE

Recommendation:

To NOTE report.

PLANNING COMMITTEE – REPORT

Meeting Date: 4 January 2024



Agenda Item: PC 23/143

Paper: C

Subject:	Highways Update
Prepared by:	Rachel Virrill, Deputy Town Clerk
Purpose of Report:	To note update on current Highways issues being progressed by the Town Council office with National Highways and/or Dorset Council Highways.
Background:	At the Annual Town Council meeting held on 9 May 2023, the terms of references for the committees were reviewed and it was agreed for highways related matters to form part of the Planning Committee agenda, with updates provided to the Community Services Committee to note for information.
Key Points:	<p>Pedestrian Crossings – The Clerk & Cllr Purvis met with the Dorset Council Road Safety Officer on 21 April 2023 to look at the feasibility of additional crossings in the locations as follows:</p> <ul style="list-style-type: none"> • Improvements to existing zebra crossing on Lockyer’s Road near to the Windgreen Roundabout. • Safe crossing on Blandford Road from Roman Heights estate. • Safe crossing on Wimborne Road adjacent to Lockyer’s School and the new housing development. • Safe crossing on Wareham Road near to Henbury View Road. <p>Dorset Council carried out traffic surveys at three locations in September 2023 with results received as follows:</p> <ul style="list-style-type: none"> • Blandford Road, from Roman Heights to Ralph Road = 0.41 • Wimborne Road, adjacent to Lockyer’s School and the new housing development = 0.02 • Wareham Road, near Brownsea Avenue = 1.13 <p>To meet the criteria for a formal crossing, the survey scores need to be 0.40 or above, therefore two of the locations meet the criteria.</p> <p>The requests have now been passed to the Dorset Council Transport Planning team to add to their ranking list for assessment on priority and funding. Dorset Council has advised there are many crossing requests made each year with very limited funds, therefore the process can be extremely long.</p> <p>Pedestrian Crossing Wimborne Road, by Lambs Green Inn - Request received from resident seeking the Councils support to install a pedestrian crossing.</p>

At the Planning Committee meeting held on 28 November 2023, it was RESOLVED to contact Dorset Council in support of installation of pedestrian crossing on Wimborne Road, near Lambs Green bus stop. A response from Dorset Council Highways is awaited.

Speed Limit on A31 – Several residents requested the Council's support to reduce the speed limit in the following locations:

- (1) Mill Lane, A31 – The residents are petitioning at present due to concerns with road safety.
- (2) A31 from Roundhouse to Lake Gates Roundabouts – The residents are concerned with safety accessing businesses and residential properties on this stretch of road.

At the Planning Committee meeting held on 28 November 2023, it was RESOLVED to contact National Highways in support of reducing the speed limit and how to proceed. A response from National Highways is awaited.

Traffic Calming/Parking Restrictions, Hillside Road, near Henbury View First School – At the Planning Committee meeting held on 28 November 2023, it was RESOLVED to contact Dorset Council in support of Double yellow lines on both sides of Hillside Road, from the junction of Henbury View Road and Chapel Lane and Blandford Road from the Windgreen Roundabout to the junction of Wimborne Road. A response from Dorset Council Highways is awaited.

Additional Signage/Repainting Road Markings, Newtown Lane – At the Planning Committee meeting held on 28 November 2023, it was RESOLVED to contact Dorset Council Highways regarding installation of additional signage and/or road markings to be repainted on Newtown Lane adjacent to the Chapel in the Valley. A response from Dorset Council Highways is awaited.

Safety Railings on Hillside Road adjacent to Henbury View Play Area – A quotation has been received from Dorset Council Highways as follows:

To supply and install two Broxap standard galvanised pedestrian guardrails with ST2 concrete footings in the verge at a **total cost of £1,064.00+VAT**.

The quotation is based upon clear and unrestricted access to the site. No allowance has been made for excavation or alteration to any buried services.

A31 – 'Welcome to Corfe Mullen' Sign – As part of the budget setting process for 2024/25, it was agreed not to proceed with repairs to signage at present.

Corfe View Road junction with Wareham Road – Residents are corresponding with Dorset Council Highways, Cllr Ray Bryan, Highways Portfolio Holder and Cllr Mike Barron, Dorset Ward Councillor due to Dorset Council Highways declining the

	<p>request for additional yellow lines at the junction and re-siting of the bus shelter.</p> <p>Wareham Road, Road Closures - Members of the public can view proposed works via https://one.network/. Resurfacing works to be carried out by Dorset Council Highways from Queens Road to 19 Wareham Road Work between 8-18 January 2024.</p>
Implications:	<p>Road safety – No budget allocated in 2023/24 financial year for pedestrian crossing installation costs. However, the draft budget for 2024/25 does include an amount to be approved.</p> <p>The safety of school children attending local schools should be a priority for the Town Council. Even if the Town Council supports the request, the locations may not meet the criteria and/or are not guaranteed as other primary consultees may not support it.</p> <p>Safety Railings on Hillside Road adjacent to Henbury View Play Area – Health & Safety of children using the play area should be a priority. It is a requirement for any exits from play areas onto a road, to have safety railings in place. It should be noted the other gate onto Hillside Road does have the railings.</p>
Recommendation:	<p>To NOTE update and recommend APPROVAL to Full Council to proceed with the following:</p> <p>(1) Safety railings on Hillside Road, adjacent to Henbury View Play Area at a total cost of £1,064.00 + VAT.</p>

PLANNING COMMITTEE – REPORT

Meeting Date: 4 January 2024



Agenda Item: PC 23/144

Paper: D

Subject:	Planning applications for Smugglers Hyde, 47 Brook Lane, Corfe Mullen BH21 3RD
Prepared by:	Rachel Virrill, Deputy Town Clerk
Purpose of Report:	To note the update on planning applications for Smugglers Hyde, 47 Brook Lane, Corfe Mullen.
Background:	<p>There have been several planning applications for Smugglers Hyde, 47 Brook Lane, Corfe Mullen, with the most recent applications reviewed at the Planning Committee meeting held on 8 August 2023 as follows:</p> <p>Application No: P/FUL/2023/04067 Location: Smugglers Hyde 47 Brook Lane Corfe Mullen BH21 3RD Proposal: Sever the plot and erect a replacement dwelling to southern side of land. https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398318</p> <p>Application No: P/FUL/2023/04037 Location: Smugglers Hyde 47 Brook Lane Corfe Mullen Proposal: Erect a new dwelling on the northern side of the land. https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398277</p> <p>Members considered both applications noting application no. P/FUL/2023/01483 to sever plot and erect a new dwelling had been granted permission by Dorset Council Planning on 28 July 2023.</p> <p>It was RESOLVED to object to applications on the following basis:</p> <p>Access to site is dangerous as Brook Lane is a single track, un-adopted gravel lane which will not cope with additional traffic. Both proposals are contrary to policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014) as follows:</p> <ul style="list-style-type: none"> • Policy LN2 - Potential severing of plot to result in high density housing for remainder of plot. • Policy HE2 - Size of the proposed dwellings are overlarge for the severed plot and 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.
Key Points:	<p>On 22 December 2023, letters were received to advise of three planning applications for the site to be considered by Dorset Council Planning Committee meeting on 10 January 2024 at The Allendale Centre, Hanham Road, Wimborne, BH21 1AS as follows:</p> <p>Application No: P/FUL/2023/04037</p>

	<p>Location: Smugglers Hyde 47 Brook Lane Corfe Mullen BH21 3RD</p> <p>Description: Erect a new dwelling on the northern side of the land. https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398277</p> <p>Application No: P/FUL/2023/04227</p> <p>Location: Smugglers Hyde 47 Brook Lane Corfe Mullen BH21 3RD</p> <p>Description: Demolish the remaining section of the existing dwelling. Erection of replacement dwelling, double garage and cycle store (Plot A on south part of land). As amended by plans rec'd 29/11/23 to omit personnel door on S elevation. https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398507</p> <p>Application No: P/FUL/2023/04067</p> <p>Location: Smugglers Hyde 47 Brook Lane Corfe Mullen BH21 3RD</p> <p>Description: Sever the plot and erect a replacement dwelling to southern side of land (Plot A). As amended by plans received 29/11/23 to omit personnel door on S elevation. https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398318</p> <p>The committee agenda (detailing the start time of meeting), application report and recommendation, to be available to view five working days before the committee meeting at https://moderngov.dorsetcouncil.gov.uk/ieDocHome.aspx?bcr=1.</p> <p>The meeting will be livestreamed and available to watch online, either 'live' or by recording. Access to the YouTube link will also be available.</p> <p>Planning Committee Members may attend the committee meeting which is open to the public, and observe the presentation, discussion and decision making. Members of the public may take the opportunity to speak at the meeting for up to 3 minutes and must register to speak before 8:30am at least two clear working days before the meeting.</p> <p>More information on how to notify Dorset Council of intention to speak, along with further guidance is available online at https://moderngov.dorsetcouncil.gov.uk and click the link Guidance to Public Speaking at a Planning Committee.</p>
Implications:	If planning permission is granted by Dorset Council as the Planning Authority, this will set a precedent in Brook Lane for further similar developments in the future.
Recommendation:	To NOTE update.