



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 11 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
5 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 22/182 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- 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
- PC 22/185 Paper B - To Note Planning Decisions Report** – decisions between 22 March 2023 – 5 April 2023
- 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>

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>

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>

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>

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>

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>

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.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395188>

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

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

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 28 March 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)
Rachel Virrill (Deputy Town Clerk - minute taker)

Public Participation

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

PC 22/174 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 22/175 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)

There were no declarations of interest.

PC 22/176 Paper A - To Approve minutes of meeting held on 14 March 2023 LGA 1972, sch 12, para 41

The minutes of the meeting held on 14 March 2023 were **APPROVED**.

PC 22/177 Paper B - To Note Planning Decisions Report – decisions between 8 March 2023 – 22 March 2023

The report was **NOTED**.

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>

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

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>

It was noted that Council would not normally support such an application, due to the proximity to the heathland. However, members felt there were no issues with the change of use of the annexe, as it had been used as a separate dwelling for many years.

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

Members went on to discuss the location for scoping and consideration for future development in Corfe Mullen, which had better access to the A35 and no flooding issues, albeit it was within 400m of the heathland.

Non-Material Amendments for information purposes only:

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>

The non-material amendment was **NOTED**.

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>

The non-material amendment was **NOTED**.

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

The Clerk advised she had received a notification from DAPTC, which she would forward to members following the meeting, relating to consultation on permitted development sites. Any comments would need to be sent to the Clerk by 4 April 2023, in order for a response to be drafted and submitted ahead of the deadline of 6 April 2023.

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)

At the previous Planning Committee meeting held on 14 March 2023, Cllr Everett noted substantial work had commenced on the site at 9 Ridgeway, Corfe Mullen. The Clerk reported that planning permission for the site was granted by Dorset Council Planning on 21 June 2022.

Cllr Sowry-House noted a recent issue with parking on Kiln Close and Coventry Close which had resulted in residents not having their waste collected by Dorset Council. It was agreed to highlight the issue in the next Link magazine article and to remind residents to park more considerately.

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 at 18:48

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

DRAFT

PLANNING COMMITTEE – REPORT

Meeting Date: 11 April 2023



Agenda Item: PC 22/185

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 22 March 2023 and 5 April 2023.

PLANNING DECISIONS

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.
Decision: Granted
TC Comment: No objections
Decision Date: 31/03/2023

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
Decision: Refused
TC Comment: No objections
Decision Date: 22/03/2023

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.
Decision: Refused
TC Comment: No objections
Decision Date: 27/03/2023

NON-MATERIAL AMENDMENTS

NONE

CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT

NONE

PRIOR NOTIFICATION

NONE

PRIOR APPROVAL

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 dwellinghouse: maximum width 6.35m: maximum height 3.75m: height to eaves 2.75m.
Decision: Prior Approval Not Required
Decision Date: 04/04/2023

TREE DECISIONS

P/TRT/2023/00940

Location: 65 Wareham Road Corfe Mullen BH21 3JX
Proposal: T1 Holm Oak: Crown raise by 3m all round canopy.
Decision: Tree Works - TPO - Refused
Decision Date: 31/03/2023

P/TRT/2023/00740

Location: 24 Beech Close Corfe Mullen BH18 9NJ
Proposal: T21 Oak: Crown thin by 15-20%. Oak: Crown thin by 15-20%; crown lift to about 4 metres from ground level.
Decision: Tree Works - TPO - Consent
Decision Date: 30/03/2023

P/TRT/2023/00603

Location: 25 Beech Close Corfe Mullen BH18 9NJ
Proposal: Oak: Remove low branch overhanging 41 Gladelands Way.
Decision: Tree Works - TPO - Consent
Decision Date: 30/03/2023

Recommendation:

To NOTE report.