



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 July 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
05 July 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 23/39 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 23/40 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 23/41 Paper A - To Approve minutes of meeting held on 27 June 2023** LGA 1972, sch 12, para 41
- PC 23/42 Paper B - To Note Planning Decisions Report** – decisions between 21 June 2023 – 5 July 2023
- PC 23/43 To Consider the following applications received from Dorset Council:**
- Application No:** P/HOU/2023/03599
Location: 8 Towers Farm Corfe Mullen BH21 3NY
Proposal: Single storey rear extension.
Planning application: [P/HOU/2023/03599 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetforyou.com/dorsetcouncil.gov.uk)

Application No: P/HOU/2023/03540
Location: 20 Amber Road Corfe Mullen BH21 3US
Proposal: Single storey rear extension.
Planning application: [P/HOU/2023/03540 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397827)

Application No: P/FUL/2023/03506
Location: The Coventry Arms Mill Street Corfe Mullen BH21 3RH
Proposal: Alterations to outside space.
Planning application: [P/FUL/2023/03506 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397827)

Application No: P/HOU/2023/02506
Location: 29 Hanham Road Corfe Mullen BH21 3PX
Proposal: Single storey rear extension and convert loft into habitable accommodation.
Planning application: [P/HOU/2023/02506 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397827)

Application No: P/HOU/2023/03658
Location: 21 Viewside Close Corfe Mullen BH21 3ST
Proposal: Roof extension to include new dormers to rear and front (with inset PV solar panels), new bay window to front elevation and internal remodelling.
Planning application: <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397827>

Application No: P/FUL/2023/02306
Location: Knoll Manor Clay Pit Red Lane Corfe Mullen Wimborne BH21 3RE
Proposal: Screening of inert materials to recover recyclable fraction.
Planning application: [P/FUL/2023/02306 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397827)

Variation of Condition:

Application No: P/VOC/2023/02245
Location: Knoll Manor Clay Pit Red Lane Corfe Mullen Wimborne BH21 3RE
Proposal: The early restoration of Knoll Manor Clay Pit, Corfe Mullen to agriculture and species rich grassland using imported inert waste. (Variation of condition 4 of planning permission 3/12/0910/CPO - Duration to extend end date from 31/12/2023 to 31/12/2027).
Planning application: [P/VOC/2023/02245 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397827)

Application No: P/VOC/2023/03340
Location: 32 Beech Close Corfe Mullen BH18 9NJ
Proposal: Minor material amendment to approved planning application 3/17/3583/HOU (Raise roof of part of dwelling to provide accommodation in the roof space and works to alter steps at front) to amend the front steps, reduce the height of the front wall and create a new wall with smaller patio area.
Planning application: [P/VOC/2023/03340 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397827)

Certificate of Lawful Use for information purposes only:

Application No: P/CLP/2023/03318
Location: 116 Springdale Road Corfe Mullen BH21 3QL
Proposal: Erect new outbuilding.
Planning application: [P/CLP/2023/03318 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397827)

Application No: P/CLP/2023/03452
Location: Knoll Lodge Knoll Lane Corfe Mullen Dorset BH21 3RF

Proposal: Erect studio in garden and carry out associated landscape works.
Planning application: [P/CLP/2023/03452 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://dorsetforyou.com/dorsetcouncil.gov.uk)

Application No: P/CLP/2023/03372
Location: Bed and Breakfast Linden Lea Higher Merley Lane Corfe Mullen BH21 3EG

Proposal: A small infill ground floor rear extension, to help connect rear utility to main house and improve the size of the kitchen.

Planning application: [P/CLP/2023/03372 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://dorsetforyou.com/dorsetcouncil.gov.uk)

New provisional TPO:

Application No: TPO/2023/0036
Location: Land adjacent to 7 Victory Gardens, Corfe Mullen
Proposal: New provisional TPO made T1 – Oak On land adjacent to 7 Victory Gardens, Corfe Mullen. The Authority has made this Tree Preservation Order because it is considered that premature removal or extensive pruning of the trees would have a significant negative impact on the amenity to the local environment and its enjoyment by the public.

Non material amendment for information purposes only:

Application No: P/NMA/2023/03768
Location: 33 Corfe View Road Corfe Mullen BH21 3LY
Proposal: Non material amendment to approved planning application P/HOU/2022/04740 (Bungalow Conversion - extensions to form 2 storey dwelling (as amended by plans received 22.2.2023) to make building slightly smaller to reduce carbon foot print in relation to materials and provide a simplified building method.

Planning application: [P/NMA/2023/03768 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://dorsetforyou.com/dorsetcouncil.gov.uk)

For Ratification:

Application No: P/OUT/2023/01890
Location: Land to the south of the A31 Henbury Green Sturminster Marshall
Proposal: Construction of a service area and amenities building with fuelling facilities, including that for electric and hydrogen powered vehicles and a battery storage facility accessed via new roundabout access to the A31 and to include the extraction of minerals on site and the construction of a new egress from mineral and waste operations at Henbury with associated landscaping, screening, water management and wetland and woodland habitat creation. (All matters reserved except access).

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395700>

PC 23/44 **Matters for forthcoming agendas** No decisions can be taken¹

PC 23/45 **To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 25 July 2023 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/46 **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 27 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 – minute taker)

Public Participation

There were 6 members of the public present, none of whom wished to speak.

PC 23/30 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

There were no apologies for absence received.

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)

There were no declarations of interest.

PC 23/32 Paper A - To Approve minutes of meeting held on 13 June 2023 LGA 1972, sch 12, para 41

The minutes of the meeting held on 13 June 2023 were **APPROVED**.

PC 23/33 Paper B - To Note Planning Decisions Report – decisions between 7 – 21 June 2023

The report was **NOTED**.

PC 23/34 To Consider the following applications received from Dorset Council:

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.dorsetforyou.com/dorsetcouncil.gov.uk)

Due to the timing to submit comments, members provided feedback to the proposed development via email which were submitted to the planning authority on 12 June 2023 ahead of the deadline.

It was **RESOLVED** to retrospectively object to the application 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.

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://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=P/FUL/2023/02369)

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

- The amended plans do not state the dimensions of the lowered roof. The proposed dwelling has not altered in terms of its footprint and bulk on the plot and is therefore contrary to Policy HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014), due to its scale, bulk, height, architectural style and visual impact which would not be compatible with its surroundings which is characterised by well-spaced chalet style bungalows on generous plots.
- The proposed development is within the impact risk zone of 400m of sites of Special Scientific Interest (SSSI) of international importance, part of the designated Dorset Heathlands SPA (Special Protection Area), and part of the Dorset Heaths SAC (Special Area of Conservation) and RAMSAR sites.
- Encourage a proactive approach to mitigating and adapting to climate change and commitment to sustainable renewable technologies in order to future proof and not incur future retro-fit costs in line with Policy ME3 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014).

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>

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

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

The Clerk presented the report, noting the closing date to submit responses was 28 July 2023. The consultation online survey was based on the following topics:

- Climate Change & Flood Risk
- The Natural Environment
- Built Environment
- Housing
- Community Facilities
- Traffic, Transport and Rights of Way

Cllr Neil noted he planned to attend the public drop-in session on 6 July 2023.

It was **RESOLVED** for the Clerk to email the online survey link to all members of the Council for comment. The Clerk to then collate comments on behalf of the Town Council and complete online survey ahead of the deadline.

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

- **Application No: P/OUT/2023/01890 – Land to the south of the A31 Henbury Green, Sturminster Marshall** – Although not a statutory consultee, the Clerk noted members had provided feedback to the application in the neighbouring parish via email, which had been collated and submitted to the planning authority ahead of the deadline of 26 June 2023. The decision to be ratified at the next meeting scheduled on 11 July 2023.
- The Clerk confirmed a letter had been sent via email on 19 June 2023 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. To date, no response has been received.

Cllr Sowry-House requested a follow up email to be sent copying in the Chair of Dorset Council and in the event of no further response to escalate to the Chief Executive of Dorset Council.

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.

Cllr Everett confirmed he was unable to attend the next meeting due to a hospital appointment. Cllr Purvis as the Vice-Chair of the Committee to chair the next meeting in his absence.

PC 23/38 Close of Meeting at 18:42.

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

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: 11 July 2023



Agenda Item: PC 23/42

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 21 June 2023 – 5 July 2023.

PLANNING DECISIONS

P/FUL/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.
Decision: Granted
TC Comments: No Objections
Decision Date: 30/06/2023

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.
Decision: Granted
TC Comments: No Objections
Decision Date: 29/06/2023

P/HOU/2023/02528 **Location:** 50 Roman Road Poole BH18 9DN
Proposal: Extensions and alterations and raised roof with loft rooms.
Decision: Granted
TC Comments: No Objections
Decision Date: 23/06/2023

P/HOU/2023/00980 **Location:** 9 Wayman Road Corfe Mullen BH21 3PL
Proposal: Erect front, rear and side extensions. Front garden wall/fence and gates.
Decision: Granted
TC Comments: No Objections
Decision Date: 23/06/2023

NON-MATERIAL AMENDMENTS

NONE

CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT

NONE

PRIOR NOTIFICATION

NONE

PRIOR APPROVAL

NONE

TREE DECISIONS

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.

Decision: Tree Works - TPO - Consent

Decision Date: 22/06/2023

P/TRT/2023/03029

Location: 9 Towers Farm Corfe Mullen Dorset BH21 3NY

Proposal: Ash: Crown lift to 5m all round; Reduce back the south/west side by up to 2m.

Decision: Withdrawn

Decision Date: 22/06/2023

P/TRT/2023/02707

Location: 7 Maxwell Road Corfe Mullen BH18 9JG

Proposal: T1 Silver Birch: Fell to ground level and replant with Magnolia within 3m.

Decision: Tree Works - TPO - Consent

Decision Date: 29/06/2023

P/TRT/2023/02009

Location: BH Live 14 Wareham Road Corfe Mullen BH21 3LE

Proposal: T1, T3 and T4 Oak: Reduce limbs overhanging the driveway of the property of Newtown back to the boundary line. T2 Scots Pine: Reduce limbs overhanging the driveway of the property of Newtown back to the boundary line.

Decision: Tree Works - TPO - Refused

Decision Date: 27/06/2023

Recommendation:

To NOTE report.