



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 26 September 2023**
Place... **Small Hall of the Village Hall, Towers Way, Corfe Mullen**

A handwritten signature in cursive script, appearing to read 'R. Virrill'.

Rachel Virrill
Deputy Town Clerk
20 September 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 23/81 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 23/82 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 23/83 Paper A - To Approve minutes of meeting held on 12 September 2023** LGA 1972, sch 12, para 41
- PC 23/84 Paper B - To Note Planning Decisions Report** – decisions between 6 – 20 September 2023
- PC 23/85 To Consider the following applications received from Dorset Council:**

Application No: P/HOU/2023/04906
Location: 11 Dennis Road Corfe Mullen Dorset BH21 3NF
Proposal: Erect single storey rear extension and convert garage.
[Planning application: P/HOU/2023/04906 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetforyou.com/dorsetcouncil.gov.uk)

Application No: P/HOU/2023/05194
Location: 2 Croft Close Corfe Mullen BH21 3JE
Proposal: Construct new roof with loft rooms.
[Planning application: P/HOU/2023/05194 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetforyou.com/dorsetcouncil.gov.uk)

Application No: P/HOU/2023/05177
Location: 2 Ridgeway Corfe Mullen BH21 3HS
Proposal: Raise the ridge of the roof and convert the loft space to form bedrooms with dormer windows, erect single storey side and rear extensions. Form new vehicular access.

[Planning application: P/HOU/2023/05177 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning-application/P/HOU/2023/05177)

Tree Works Application for Information Purposes Only:

Application No: P/TRT/2023/05109
Location: 82 Wimborne Road Corfe Mullen Dorset BH21 3EA
Proposal: Scots Pine x 2:Fell

[Planning application: P/TRT/2023/05109 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning-application/P/TRT/2023/05109)

Prior Approval – Change of use:

Application No: P/PACD/2023/05179
Location: 152 Wareham Road Corfe Mullen BH21 3LJ
Proposal: Change of Use of rear ground floor to C3 dwelling.

[Planning application: P/PACD/2023/05179 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning-application/P/PACD/2023/05179)

PC 23/86 **Matters for forthcoming agendas** No decisions can be taken¹

PC 23/87 **To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 10 October 2023 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/88 **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 12 September 2023 at 18:30 in the Small hall of the Village Hall**
(Note: Meeting postponed from 22 August 2023)

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

In Attendance: Rachel Virrill (Deputy Town Clerk – minute taker)

Public Participation

There were no members of the public present.

Cllr Purvis noted this was the first meeting the Deputy Clerk had taken on the role of clerking and thanked the Deputy Clerk for the additional hours and work covered following the Town Clerk's unexpected absence due to a medical emergency.

Cllr Purvis also acknowledged the time and effort put in by the Administration Assistant since the Clerk's absence and thanked her on behalf of the Town Council.

PC 23/63 To Elect Chair and Vice-Chair for the remainder of the Municipal Year 2023/24
Cllr Everett standing down as Chair

Following Cllr Everett's request to stand down as Chair of the Planning Committee, Cllr Sowry-House proposed Cllr Purvis as Chair of the Committee for the remainder of the municipal year 2023/24. This was seconded by Cllr Neil with all members voting in favour.

Cllr Purvis accepted the position.

Cllr Purvis proposed Cllr Everett as Vice-Chair of the Committee for the remainder of the municipal year 2023/24. This was seconded by Cllr Sowry-House with all members voting in favour.

Cllr Everett accepted the position.

It was **RESOLVED** that Cllr Purvis be elected as Chair of the Planning Committee for the remainder of the municipal year 2023/24.

It was **RESOLVED** that Cllr Everett be elected as Vice-Chair of the Planning Committee for the remainder of the municipal year 2023/24.

PC 23/64 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received from Cllr A Holland who was unable to attend due to personal commitments.

PC 23/65 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 23/66 Paper A - To Approve minutes of meeting held on 8 August 2023 LGA 1972, sch 12, para 41

The minutes of the meeting held on 8 August 2023 were **APPROVED**.

PC 23/67 Paper B - To Note Planning Decisions Report – decisions between 2 – 16 August 2023

The report was **NOTED**.

PC 23/68 To Consider the following applications received from Dorset Council:

Application No: P/FUL/2023/04377
Location: 36 Corfe View Road Corfe Mullen BH21 3NA
Proposal: Erection of a dwelling
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398680>

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

Application No: P/FUL/2023/04227
Location: 47 Brook Lane Corfe Mullen BH21 3RD
Proposal: Demolish the remaining section of the existing dwelling.
Erection of dwelling, double garage, and cycle store
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398507>

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

- Access to site is dangerous as Brook Lane is a single track, un-adopted gravel lane which will not cope with additional traffic.
- Potential severing of plot to result in high density housing for remainder of plot contrary to policy LN2.
- There is a restrictive covenant in place for 47 Brook Lane. An application to modify the restrictive covenant under case number LP/9/2019 was refused on 10 July 2020.
- 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 that 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/FUL/2023/04073
Location: Land to rear of The Old Mill land to North of Mill Street Corfe Mullen Wimborne BH21 3RH
Proposal: Retain New Shed
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398325>

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

Application No: P/HOU/2023/04621
Location: 13 Insley Crescent Corfe Mullen BH18 9EA
Proposal: Erect single storey rear/side extension, roof extension to form rooms in roof space

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398968>

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

Certificate of Lawful Use for Information Purposes Only:

Application No: P/CLP/2023/04659
Location: 163A Phelipps Road Corfe Mullen BH21 3NL
Proposal: Use of the property has been that of a residential house solely (end of terrace) continuously for over 4 years

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=399014>

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

PC 23/69 Paper C – To Consider Response to Request for Bridleway E37/23 Diversion

Members discussed the application and noted there had been no consultation with the British Horse Society.

As the Planning Committee meeting on 22 August 2023 had to be postponed due to illness, members requested an extension to comment on the application.

It was **RESOLVED** to contact Dorset Council to request an extension to comment on the application and allow members to walk the proposed bridleway.

PC 23/70 Paper D - To Note Highways Update

The Chair presented the report.

Cllr Sowry-House requested an update with regards to re-instating the roundabout in the correct location at the top of Springdale Road. The Chair confirmed this would be followed up with the Dorset Council Community Highways Officer.

The update was **NOTED**.

PC 23/71 Matters for forthcoming agendas No decisions can be taken¹

It was noted application: P/PIP/2023/04566, to erect 9 affordable dwellings with parking and vehicular access on Land at Knoll Farm, Broadmoor Road, Corfe Mullen had been withdrawn.

PC 23/72 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 12 September 2023 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/73 Meeting closed at 19:16.

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)



**Minutes of the meeting of Planning Committee held on
Tuesday 12 September 2023, on the rising of the previous Planning Committee meeting,
in the Small hall of the Village Hall**

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

In Attendance: Rachel Virrill (Deputy Town Clerk – minute taker)

Public Participation

There were two members of the public present, who did not wish to speak.

PC 23/74 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received from Cllr A Holland who was unable to attend due to personal commitments.

PC 23/75 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 23/76 Paper E - To Note Planning Decisions Report – decisions between 16 August 2023 – 6 September 2023

The report was **NOTED**.

PC 23/77 To Consider the following applications received from Dorset Council:

Application No: P/HOU/2023/03808
Location: 22 Southlands Avenue Corfe Mullen Wimborne BH21 3JB
Proposal: Raise existing ridge height with new gable roof including two dormer windows to extend the existing first floor accommodation.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398009>

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

Application No: P/PIP/2023/04566
Location: Land at Knoll Farm Broadmoor Road Corfe Mullen
Proposal: Erect 9 No. affordable dwellings with parking and vehicular access.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398908>

The withdrawn application was **NOTED**.

Certificate of Lawful Use for Information Purposes Only:

Application No: P/CLP/2023/04903
Location: 7 Colin Close Corfe Mullen Wimborne BH21 3QG
Proposal: Certificate of lawfulness for conversion of existing garage into study inclusive of rear extension and internal works.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=399304>

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

PC 23/78 Paper F - To Note Planning Appeal in respect of 22 Central Avenue, Corfe Mullen, Wimborne, BH21 3JD

Members of the Planning Committee considered the appeal application and in support of the residents of Central Avenue, strongly object to the application.

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

- The previous comments submitted for application no. 3/15/1298/FUL – 22 Central Avenue in 2016 are still valid. Members felt by supporting the application it would set a precedent in Central Avenue as a unique Special Character Area.
- The proposed development is out of character with the surrounding area and would adversely affect the spatial relationships in this Special Character Area.
- The proposed development may affect the privacy and amenity currently enjoyed by neighbouring properties, due to the proximity to the boundary.
- Policy HE2 of the adopted Christchurch and East Dorset Local Plan Part 1 Core Strategy requires that developments must respect those characteristics which are key to maintaining the environmental quality of a Special Character Area. In these respects, the siting of the proposed dwelling and the relationship with the existing properties would be contrary to Policy HE2 of the Christchurch and East Dorset Core Strategy adopted 28 April 2014, and the Central Avenue Special Character Area, Supplementary Planning Guidance note 27 (October 2005).

PC 23/79 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 26 September 2023 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/80 Meeting closed at 19:44.

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

PLANNING COMMITTEE – REPORT

Meeting Date: 26 September 2023



Agenda Item: PC 23/84

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 6 September – 20 September 2023.

PLANNING DECISIONS

P/FUL/2023/04060 **Location:** 2 Blythe Road Corfe Mullen BH21 3LR
Proposal: Erect 5no bedroom chalet bungalow with attached garage and associated parking and landscaping
TC Comment: No Objection
Decision: Granted
Decision Date: 12/09/2023

NON-MATERIAL AMENDMENTS

NONE

VARIATION OF CONDITION

NONE

CERTIFICATE OF LAWFUL USE

NONE

PERMISSION IN PRINCIPLE

P/PIP/2023/04566 **Location:** Land At Knoll Farm Broadmoor Road Corfe Mullen
Proposal: Erect 9 No. affordable dwellings with parking and vehicular access.
Decision: Withdrawn
Decision Date: 11/09/2023

PRIOR APPROVAL

NONE

TREE DECISIONS

NONE

Recommendation: To NOTE report.