



NOTICE OF NEXT COUNCIL MEETING

Dear Councillors

You are hereby summoned to attend the following meeting:

Meeting of... **PLANNING & HIGHWAYS COMMITTEE**

Time... **18:30**

Date... **Tuesday 27 August 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
21 August 2024

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 24/86 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 24/87 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 24/88 Paper A - To Approve minutes of meeting held on 13 August 2024** LGA 1972, sch 12, para 41
- PC 24/89 Paper B – To Note Planning Decisions Report** – decisions between 7 August 2024 – 21 August 2024
- PC 24/90 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services:**
- Application No:** P/FUL/2024/04192
Location: 113 Wimborne Road Corfe Mullen BH21 3DU
Proposal Demolish existing conservatory and garage/outbuilding, erect new garage/outbuilding and internal alterations. Erect 4no detached dwellings with associated garages, access and landscaping.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407370>

Application No: P/HOU/2024/03941
Location: 118 Wareham Road Corfe Mullen BH21 3LH
Proposal: Erect a boundary fence of 1.8 to replace an existing 6ft high fence to the left of the property entrance. Removal of hedge.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407076>

Application No: P/FUL/2024/04031
Location: Caretakers Flat Castle Court School Knoll Lane Corfe Mullen Wimborne BH21 3RF
Proposal: Demolition of all buildings and erect a dwelling.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407181>

Application No: P/HOU/2024/04553
Location: 2A Insley Crescent Corfe Mullen BH18 9EA
Proposal: New first floor side dormer with matching pitch to flat roof.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407785>

Application No: P/FUL/2024/03560
Location: Lambs Green Farm Lambs Green Lane Corfe Mullen Dorset BH21 3DN
Proposal: Erect temporary rural workers dwelling and agricultural building and site ground mounted solar panels.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406658>

PC 24/91 To Consider and Comment on Variation of Condition received from Dorset Council Planning Services:

Application No: P/VOC/2024/04423
Location: Land off Stour View Gardens/91 Wimborne Road Corfe Mullen Wimborne BH21 3DS
Proposal: Approval of all reserved matters in respect of Outline Planning Permission 3/15/0332/OUT to construct 3 detached bungalows with garaging and bin store with access off Stour View Gardens. Part demolish 24A Stour View gardens and workshop (with variation to condition 1 of planning permission 3/19/0545/RM to vary the approved plans).
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407643>

PC 24/92 To Consider and Comment on Notification of Appeal received from Dorset Council Planning Services:

Application No: P/FUL/2023/05990
Location: Caretakers Flat Castle Court School Knoll Lane Corfe Mullen BH21 3RF
Description: Change of use of main building to residential (1 dwelling). Demolition of outbuildings and erect a dwelling and associated works.
Appeal Reference: 3346583
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=400604>

PC 24/93 To Note Non-Material Amendment Application received from Dorset Council:

Application No: P/NMA/2024/04501
Location: Corfe Mullen Village Hall Towers Way Corfe Mullen BH21 3UA
Proposal: Non-material amendment to Approved P/A 3/21/0942/FUL (Single storey infill extensions to north-west, north-east & south-east elevations. Internal alterations. New drop off & accessible parking) to make revisions to parking arrangements.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407731>

PC 24/94 To Note Tree Works Application received from Dorset Council:

Application No: P/TRT/2024/04458
Location: Annexe 76 Blandford Road Corfe Mullen BH21 3HQ
Proposal: Oak: Dismantle down to fence height. Replant a replacement tree of the same species.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407681>

Application No: P/TRC/2024/04459
Location: Harts Cottage Brog Street Corfe Mullen BH21 3HB
Proposal: T1 Oak: Crown raise to 5m. Prune to create 2m clearance from building. T2 Yew: Reduce in height by 2m and shape lateral growth by 1m. T3 Ash: Fell to ground. G1 Various dead and dying Elms: Fell.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407682>

PC 24/95 Verbal – To Note Highways Update

PC 24/96 Matters for forthcoming agendas No decisions can be taken¹

PC 24/97 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 10 September 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/98 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 the Planning & Highways Committee held on Tuesday 13 August 2024 at 18:30 in the small hall of the Village Hall

Present: **Councillors**
P Neil (Chair)
J Bonham
P Cuckston
L Hardy
A Holland
V Papilio

In Attendance: Catherine Horsley (Town Clerk & RFO) (minute taker)
Daryl Pearce (Deputy Town Clerk)

Public Participation

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

PC 24/75 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllrs Florek and Sowry-House, who both had personal commitments.

PC 24/76 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 24/77 Paper A - To Approve minutes of meeting held on 23 July 2024 LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 23 July 2024.

PC 24/78 Paper B – To Note Planning Decisions Report – decisions between 17 July 2024 – 7 August 2024

The planning decisions report was **NOTED**.

PC 24/79 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services:

Application No: P/HOU/2024/03957
Location: 13 Southlands Avenue Corfe Mullen BH21 3JB
Proposal: Extended platform/retaining wall and platform lift
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407096>

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

Application No: P/HOU/2024/03382
Location: Gilleve Wareham Road Corfe Mullen Wimborne BH21 3RU
Proposal: Retain boundary fencing and foundation/base for replacement outbuilding
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406455>

Members discussed the use of Class C3 – dwellinghouses, Green Belt designation of the location, which was predominately industrial units and the intention of the foundation/base for replacement outbuilding, whereby the orientation and size differed from the existing outbuilding. It was felt that should the applicants wish to build the outbuilding, that planning permission should be sought prior to any works taking place.

It was **RESOLVED** that there were no objections. However, a condition to be made that if permission is granted for the foundation/base for replacement outbuilding, that planning permission is sought ahead of commencement of any further works. No Planning Notice displayed on the site.

Application No: P/FUL/2024/03560
Location: Lambs Green Farm Lambs Green Lane Corfe Mullen Dorset BH21 3DN
Proposal: Erect temporary rural workers dwelling and agricultural building and site ground mounted solar panels
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406658>

Members felt the temporary rural workers dwelling was a substantial large dwelling which was an overdevelopment of the site, due to its scale and dominance. The objections raised by the adjacent property relating to being overlooked were noted.

It was agreed that due to some supporting documentation being unavailable, the Committee would defer submitting comments on the application to Dorset Council Planning at this time. Albeit, based on the documentation already provided and reviewed, objected to the application on the following basis:

- The proposal is contrary to Policy HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014), due to overdevelopment in terms of scale and dominance of the rural workers dwelling, which would cause loss of amenity to the adjacent property.

It was **RESOLVED** for the Clerk to request an extension for commenting on the planning application until all supporting documentation, namely the Agricultural Appraisal and Planning Officers response to the Dorset Council BNG Natural Environment Team comments dated 6 August 2024 relating to the submission of PRA in support of the application which had not been submitted for review under the DBAP and as such had not been approved, was available for consideration.

The Clerk agreed to update members outside of the meeting on the request for an extension and any subsequent submission made to Dorset Council Planning.

PC 24/80 To Note Certificate of Lawfulness Application received from Dorset Council:

Application No: P/CLP/2024/04336
Location: 7 Highfield Close, Corfe Mullen BH21 3PJ
Proposal: Erect single storey rear extension
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407530&cuuid=59B3E49E-DBEA-4E38-A115-49E1D8ECCE0F>

The certificate of lawfulness application was **NOTED**.

PC 24/81 To Note Tree Preservation Order Variation received from Dorset Council:

Application No: EDDC/CM/190
Location: Land to the rear of 4 and 6 Dennis Road, Corfe Mullen, Dorset, BH21 3NF)
Trees Specified: Error on the schedule; the species in the original Order was incorrectly stated to be London Plane. Variation of TPO to rectify error with the species corrected to a Liquidambar.

The tree preservation order variation was **NOTED**.

PC 24/82 Paper D – To Note Highways Update

The Clerk presented the consolidated report, noting the following updates:

Line 12: Dorset Council Highways confirmed that any repositioning and/or repainting of the roundabout would not be carried out until programmed resurfacing in the area, albeit timing was unknown. Cllr Sowry-House in his role of Dorset Council Ward Councillor for Corfe Mullen was following up with Dorset Council Highways.

Line 13: Dorset Council Highways confirmed road markings did not meet the 75% criteria for repainting and were being monitored.

Line 15: New request received from a resident using Albert Road, requesting double yellow lines on Albert Road at the junction with Wareham Road due to visibility on the brow of the hill.

Members discussed the pros and cons of double yellow lines in the location and felt, Albert Road was fairly flat and low priority, therefore, would not support the request to submit a formal request to Dorset Council Highways for prioritisation and scoring. Should the resident wish to take further, a formal petition should be completed and submitted for further consideration.

Cllr Cuckston requested an update on line 9 of the schedule relating to request for double yellow lines on Hillside Road at the junction of Henbury View Road and Chapel Lane. The Clerk advised the Committee had previously agreed to consider alternative solutions to change behaviours and encourage users and residents to park considerably at a future meeting.

The highways report was **NOTED**.

PC 24/83 Matters for forthcoming agendas No decisions can be taken¹

No items for forthcoming agendas were noted.

PC 24/84 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 27 August 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/85 Close of Meeting at 19:05.

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

PLANNING AND HIGHWAYS COMMITTEE – REPORT

Meeting Date: 27 August 2024



Agenda Item: PC 24/89

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 August 2024 – 21 August 2024

PLANNING DECISIONS

P/HOU/2024/03383

Location: 51 Hadrian Way Corfe Mullen BH21 3XF
Proposal: Garage conversion and internal alterations
Decision: Granted
TC Comment: No Objection
Decision Date: 14/08/2024

P/HOU/2024/02594

Location: 58 Corfe View Road Corfe Mullen BH21 3NA
Proposal: Extend balcony at the rear by 1.5m to include a wooden frame and pillars with a composite decking and balustrade.
Decision: Granted
TC Comment: No Objection
Decision Date: 09/08/2024

P/HOU/2024/02873

Location: 31 Rectory Avenue Corfe Mullen BH21 3EZ
Proposal: Single storey rear extension and provide pitched roof to existing front projection.
Decision: Refused
TC Comment: No Objection
Decision Date: 14/08/2024

P/HOU/2024/03660

Location: 15 Wayground Road Corfe Mullen BH21 3ED
Proposal: Replacement of current wooden fence panels with a brick wall of 1 metre in height and a length of 6.285 metres.
Decision: Granted
TC Comment: No Objection
Decision Date: 20/08/2024

NON-MATERIAL AMENDMENTS

NONE

VARIATION OF CONDITION

P/VOC/2024/02665

Location: 2 Hillcrest Road Corfe Mullen BH21 3LX
Proposal: Erect a garden room (with variation of condition 4 of Planning Permission P/HOU/2022/08017 to permit the use of screw piles for the foundation system).

Decision: Granted
Decision Date: 16/08/2024

CERTIFICATE OF LAWFUL USE

P/CLP/2024/04336 **Location:** 7 Highfield Close Corfe Mullen BH21 3PJ
Proposal: Certificate of Lawfulness: Erect Single Storey Rear Extension.
Decision: Granted
Decision Date: 20/08/2024

TREE DECISIONS

P/TRT/2024/03899 **Location:** 6 Cogdean Walk Corfe Mullen BH21 3XB
Proposal: T1 Oak: Prune to achieve up to a 3 metres clearance from the property (dwelling). Crown lift low pendulous secondary limbs over seating area and garden by up to 4 metres from ground level (see annotated photo submitted). Remove low pendulous secondary limbs to a height of 5.2 metres over the driveway of 4 Cogdean Walk. T2 Oak: Prune to achieve 3 metre clearance from the property (dwelling) (see annotated photo submitted). Crown lift over garden by up to 4 metres from ground level by the pruning of secondary branches only. Remove low pendulous secondary limbs to a height of 5.2 metres over the driveway of 4 Cogdean Walk.
Decision: Tree Works - TPO - Consent
Decision Date: 15/08/2024

P/TRT/2024/04214 **Location:** 128 Springdale Road Corfe Mullen BH21 3QL
Proposal: T1 Sycamore: Crown reduce to previous pruning points approximately 1.5-2m from tips.
Decision: Tree Works - TPO - Consent
Decision Date: 20/08/2024

TREE PRESERVATION ORDERS

NONE

Recommendation: To NOTE report.