



NOTICE OF NEXT COUNCIL MEETING

Meeting of... **PLANNING COMMITTEE**
Time... **19:00**
Date... **TUESDAY 12 JANUARY 2021**
Place... **ZOOM ONLINE**

Join Zoom Meeting

<https://zoom.us/j/97447729303?pwd=VGJNMWdncFFCY0FEb3dlWE1lY2NPZz09>

Meeting ID: 974 4772 9303

Passcode: 587491

A handwritten signature in purple ink, appearing to read 'Nicola Gray'.

Nicola Gray
Town Clerk
6 January 2021

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

PUBLIC PARTICIPATION: In accordance with Standing Orders, a maximum of 30 minutes is set aside before the meeting commences to enable members of the public to bring issues relevant to the Agenda to 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.

AGENDA

PAPER

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| PC 20/52 | To Receive and Accept apologies for absence (LGA 1972 s85 (1)) | |
| PC 20/53 | 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 20/54 | To Approve minutes of meeting held on 15 December 2020 LGA 1972, sch 12, para 41 | A |
| PC 20/55 | To Note Planning Decisions Report | B |
| PC 20/56 | To Consider the following applications received from Dorset Council: | |

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| 3/20/1975/HOU Applicant: Miss Sharon Morris Agent: Greenward Associates, Poole | Garage conversion and pitched roof canopy. 92 Phelipps Road |
| https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117669&cuuid=46E207C6-9BC3-4633-A0BB-813A43A01E54 | |
| 3/20/1806/HOU Applicant: Mr & Mrs Vincent Agent: N J Cuddy Ltd Building Design, Broadstone | Form pitched roof over flat roof & window to front elevation. 62 Wayman Road |
| https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117500&cuuid=F837D5A5-B7AF-4948-94D9-C920AE996124 | |
| 3/20/1836/HOU Applicant: Mr & Mrs Shave Agent: Case Designs, Wimborne | Revised scheme Application 3/20/0734/HOU. Single store side extension to form new playroom. 1C East Way |
| https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117530&cuuid=F6D68918-B24E-4E9F-BF66-2A4CA3BC75CA | |
| 3/20/0831/HOU Applicant: Mr A Taylor | Single storey side extension. (Amended plans) 25 Oak Close |
| https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116524&cuuid=7F6A9B90-65E6-462E-A861-8A75C9617EB2 | |
| 3/20/1848/HOU Applicant: Details to follow. Agent: Details to follow. | Demolition and replacement of existing rear extension and conversion of existing garage into bedroom. 7 Wayground Road |
| https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117542&cuuid=97E8D-4A13-43EF-A2B0-74110BAB91C1 | |

PC 20/57 **Matters for forthcoming agendas** No decisions can be taken¹

PC 20/58 **To Agree a date and time for the next meeting** – the date and time of the next meeting will be on Tuesday 26 January 2021 at 19:00 via Zoom.

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 15 December 2020 at 19:00 via Zoom**

Present: **Councillors**
A Holland (Chair)
M Barron
D Everett
D Mattocks
D Sowry-House
J Stennett

In Attendance: Nicola Gray (Town Clerk)
Catherine Horsley (Deputy Clerk) (minute taker)

Public Participation

There was one member of the public present.

PC 20/45 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr T Howard, due to personal reasons. Cllr B Honeyman was not present.

PC 20/46 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 20/47 To Approve minutes of meeting held on 24 November 2020 LGA 1972, sch 12, para 41 **A**

The minutes of the meeting held on 24 November 2020 were APPROVED.

PC 20/48 To Note Planning Decisions Report **B**

Members noted the number of tree decisions during the reporting period.

The report was NOTED.

PC 20/49 To Consider the following applications received from Dorset Council:

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| 3/20/1748/FUL Applicant: Mr Paul Clarke | Erect new boundary fence/hedge to part of site. (Renewal of previous planning permission which has expired PA3/16/2439/FUL). The Caravan Company Co, Lake Gates |
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<https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117442&cuuid=876A0510-765B-4DC5-B768-7F2AE6890126>

Cllr A Holland noted the application related to the renewal of the previous planning permission to erect a new boundary fence/hedge to part of the site.

RESOLVED there were no objections or issues noted.

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| 3/20/1595/HOU Applicant: Mr Tobias Elliott | Raise roof to create first and second floor habitable accommodation and internal alteration. Erect new garage. 28 Central Avenue |
| https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117289&cuuid=612FF721-E5B3-4867-BCEA-AFFFEF014409B | |

Cllr A Holland advised the current dwelling was a bungalow with the plan to raise the roof and erect a garage, which would be in line with other nearby properties. The plan did not affect the trees; however, a tree survey had been carried out and one beech tree which bordered the footpath to Towers Way would be felled as it was considered dangerous.

RESOLVED there were no objections or issues noted.

Cllr Barron joined the meeting.

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| 3/20/1642/HOU Applicant: Mr R Jeffreys Agent: Plan Build 3D, Poole | Front and rear extensions. 25 Southlands Avenue |
| https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117336&cuuid=7D01347F-1C6F-403C-9B39-EAF88C45889C | |

Cllr A Holland acknowledged the plan was for single storey extensions which provided a better layout with the dwelling being longer, in line with other nearby properties.

RESOLVED there were no objections or issues noted.

The following applications related to Certificate of Lawfulness for existing use or development and were not planning applications:

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| 3/20/1720/CLE Applicant: Ms D Brown, Pure Town Planning, Bournemouth Agent: Mr Darryl Howells, Pure Town Planning, Bournemouth | Positioning and the use of a mobile home as a unit of self-contained habitable accommodation as a dwelling. Utopia, Brickyard Lane |
| https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117414&cuuid=69532CB6-52DA-4105-930B-3726F13E1D8A | |

Cllr A Holland noted the application related to the positioning and use of a mobile home as a unit of self-contained habitable accommodation as a dwelling. Members had no further information available, therefore were unable to comment.

RESOLVED no comments to note.

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| 3/20/1828/CLE Applicant: Mr & Mrs Townsend Agent: Mr N Bichard | Separate residential dwelling. Annexe, 2 Insley Crescent |
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| Bradbury Bichard, Broadstone | |
| https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117522&cuuid=BC72F4BB-2CD7-45F5-AAA1-27B8E2838C83 | |

Cllr A Holland advised the application related to a separate residential dwelling tied to the existing dwelling. It was noted in 2012 an application to convert the detached garage into a self-contained dwelling was refused and went to appeal, which was won along with damages.

Cllr Sowry-House noted other properties in Insley Crescent had also converted their garages and that the planning authority may not look favourably to the dwelling becoming a separate address as it was usual in respect of land registry purposes to remain part of the existing property. It was agreed there was no evidence of unlawfulness.

RESOLVED no comments to note.

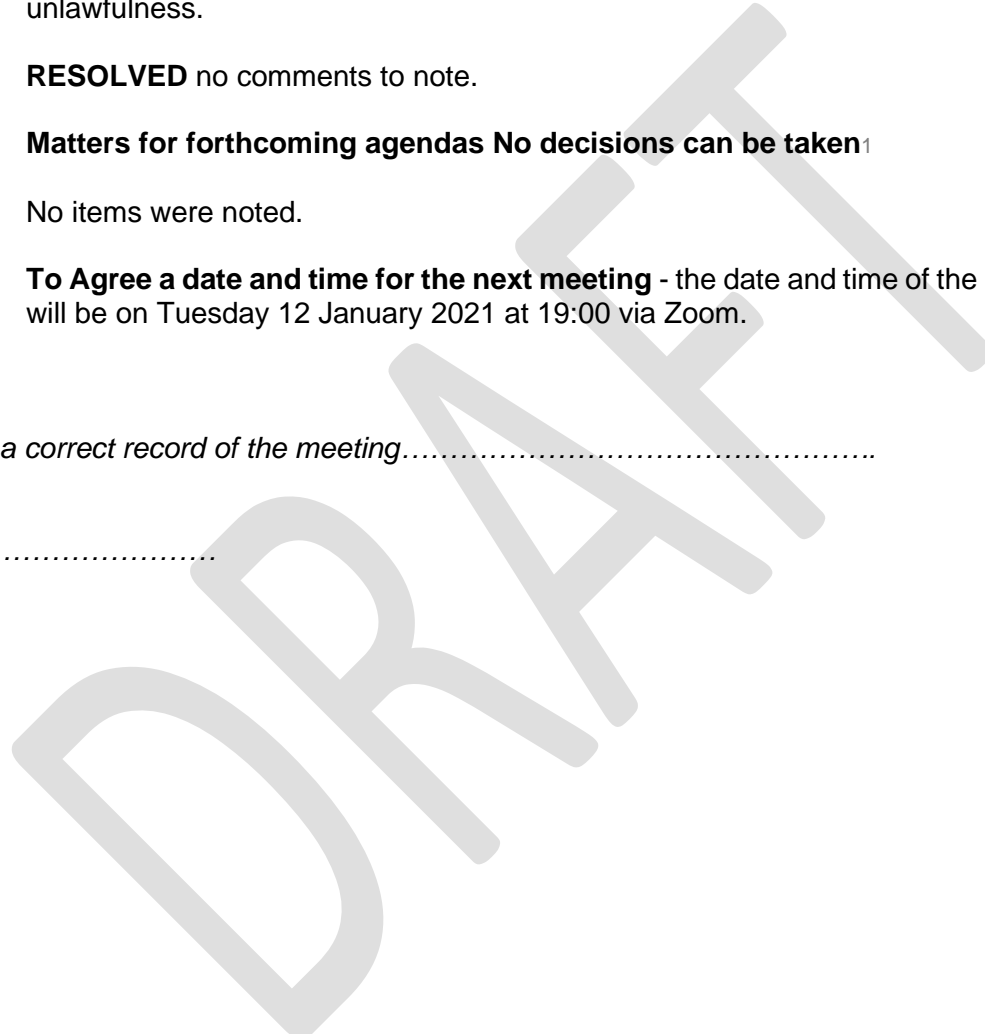
PC 20/50 Matters for forthcoming agendas No decisions can be taken¹

No items were noted.

PC 20/51 To Agree a date and time for the next meeting - the date and time of the next meeting will be on Tuesday 12 January 2021 at 19:00 via Zoom.

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: 12 January 2021

Agenda Item: PC 20/55

Paper: B

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| Subject: | Planning Report – January 2021 |
| Purpose of Report: | To provide members with an update on decisions made by Dorset Council. |
| Background: | All planning decisions have previously been reviewed by the Planning Committee with any issues, objections and comments raised by the Committee feedback to Dorset Council as part of the planning process. |
| Key Points: | |
| PLANNING DECISIONS | |
| 3/20/0856/HOU | Alterations and improvements to the existing building, the creation of a new basement level, and rear extension. 22 Central Avenue, Corfe Mullen, Wimborne, BH21 3JD Granted TC – no objection |
| 3/20/1095/HOU | Single storey side extension with the addition of a dormer roof with 2 rooflights 34 BLYTHE ROAD, CORFE MULLEN, WIMBORNE, BH21 3LR Granted TC – no objection |
| 3/20/1356/HOU | Addition of a new window to the first floor of the east elevation of the property ROSES HOUSE, BROG STREET, CORFE MULLEN, WIMBORNE, BH21 3HB Granted TC – no objection |
| 3/20/1357/LB | Addition of a new window to the first floor of the east elevation of the property ROSES HOUSE, BROG STREET, CORFE MULLEN, WIMBORNE, BH21 3HB Granted TC – no objection |
| 3/20/1388/HOU | Extensions to roof to create additional living accommodation at first floor level - including a lounge - with balconies to front and rear 57 HIGHFIELD ROAD, CORFE MULLEN, WIMBORNE, BH21 3PD Granted TC – no objection |
| 3/20/1644/HOU | Single Storey rear extension. 4 BUDDENS MEADOW, 32 HILLSIDE ROAD, CORFE MULLEN, WIMBORNE, BH21 3SF Granted TC – no objection |
| TREE DECISIONS | |
| 3/20/1757/TTPO | T1 Silver Birch stump: Cut as close to fence line as possible from ground level. T2 Silver Birch: Fell to ground level. T3 Scots Pine: Remove large lowest primary over garden back to source; Remove 1 x secondary branch currently resting on the lowest primary branch back to source. |

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| | 4 Buddens Meadow, 32 Hillside Road Granted |
| 3/20/1796/TTPO | Oak (Quercus robur) – Remove the lowest branch back to ca. 1 metre in from the main fork leaving a 1 – 1.5 metre truncated branch with a single secondary branch. Reduce the lowest lateral branches back by up to 1 metre, creating wounds with a diameter of no larger than 50mm. 1 Thornton Close Granted |
| 3/20/1830/TTPO | T1 Chestnut: Crown raise up to 4.5m over 72 Hillside Road's driveway by removing small diameter secondary and tertiary branches no bigger than 30mm. T2 Oak: Prune lower tertiary branches up to 4.5m to match the Chestnut. 70 Hillside Road Granted |
| 3/20/2187/TTPO | T1 Oak: Crown lift to 3m over the footpath and garden; crown lift to 5m over the road. 5 Brook Lane Granted |
| 3/20/1908/TTPO | Oak: Reduce branches away from BT wires and pole to give 0.5-1m clearance. 7 Broadmoor Road Granted |
| 3/20/2127/TTPO | T11 Oak: Fell Land Adjacent to 7 Wills Close Granted |
| NOTIFICATION OF APPEAL | |
| 3/19/2404/HOU | Erect a detached dwelling with car parking and garaging. Land Adjoining 11 Brook Lane, Corfe Mullen Appeal start date: 30 December 2020 TC Response 14/01/2020 - Object: The proposal will result in a dwelling giving poor amenity to its occupants due to the significant number of surrounding trees on the site, causing lack of light and sense of space. |
| Implications: | The Committee should consider all planning applications in relation to the Parish of Corfe Mullen, make observations and raise other matters to the appropriate Planning Authority which directly relate to property development in the Parish. |
| Recommendation: | To note report. |

Catherine Horsley
Deputy Town Clerk