



NOTICE OF NEXT COUNCIL MEETING

Meeting of... **PLANNING COMMITTEE**
Time... **19:45**
Date... **TUESDAY 13 OCTOBER 2020**
Place... **ZOOM ONLINE**

Should members of the Public wish to observe the meeting, connection details should be requested from the Town Clerk on the above details no later than 1.30pm on Monday 12 October 2020, upon such request login details will be issued. All meetings are recorded and published on the Council Website the following day.

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

- PC 20/16** **To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 20/17** **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 20/18** **To Approve minutes of meeting held on 8th September 2020** LGA 1972, sch 12, para 41 **A**
- PC 20/19** **To Note Planning Decisions Report** **B**
- PC 20/20** **To Consider the following applications received from Dorset Council:**

3/20/081/HOU Applicant: Mr A Taylor	Single storey side extension. 25 Oak Close
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116524&cuuid=49286F5C-FD0C-4779-BA20-7A7C54A644BD	

3/20/1152/HOU Applicant: Mr & Mrs O'Connell Agent: Mr Stephen Kingshott	Front porch with two storey and rear extension. 88 Wimborne Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116846&cuuid=481383A0-047C-4C24-8CF4-1F43BB401905	

3/20/1428/HOU Applicant: Mr Brian Rippingale Agent: Malcolm Randall, Broadstone	Raise the roof to form living space on the first floor. Add a tiled roof carport to existing garage. Berkeley, Newtown Lane
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117122&cuuid=D7874043-8E02-44EA-97A3-1A8EAF2464B9	

3/20/1465/HOU Applicant: Mrs Katie Holleyman	A single storey timber structured garden office. Newtown, Newtown Lane
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117159&cuuid=39B4C34F-34FA-4544-94CB-D640100EDBB8	

3/20/1489/HOU Applicant:	Single storey front and side extensions. 27 Ivor Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117183&cuuid=19080DE0-2BCE-498C-B54A-5FC020D398B9	

3/20/0933/HOU Applicant:	Erect single storey side & rear extensions 3 Broadmoor Road, Corfe Mullen, Wimborne, BH21 3RA <i>Dorset Council has received amended plans or additional information relating to the above planning application.</i>
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116626&cuuid=5E4F950C-01B6-4961-A373-5976B6ED6CB2	

In order to view the plans for each application, Councillors will need to click on the above links, accept the statement, click view documents tab, click the small box at the top of the list next to "documents" and download selected files to their computers/tablets. You will then need to open each file on your computer to view its content.

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| PC 20/21 | Update and information on Planning White Paper | C |
| PC 20/22 | Matters for forthcoming agendas No decisions can be taken | |
| PC 20/23 | To Agree a date and time for the next meeting – the date and time of the next meeting will be 7pm on Tuesday 27 October 2020 via Zoom meeting. | |



**Minutes Of The Meeting Of Planning Committee held at 13.30
on Tuesday 8 September 2020 on Zoom online**

Present: Councillors
A Holland (Chair)
M Barron
D Everett
B Honeyman
D Mattocks
J Stennett

In Attendance: Nicola Gray (Town Clerk)

Public Participation

There was 1 member of the public present.

TC 20/09 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr T Howard due to a medical meeting in London, Cllr Sowry-House due to family commitments.

TC 20/10 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.

TC 20/11 To Approve minutes of meeting held on 11 August 2020 LGA 1972, sch 12, para 41 **A**

The minutes of the Planning Committee held on 11 August 2020 were approved and signed as a correct record.

TC 20/12 To Note Planning Decisions Report **B**

The Planning Decisions Report previously circulated was noted.

TC 20/13 To Consider the following applications received from Dorset Council:

3/20/0856/HOU Applicant: Kate Moss Agent: Daren Hall Architects Ltd	Alteration and improvements to the existing building, the creation of a new basement level, and rear extension. 22 Central Avenue
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https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116549&cuuid=D9483DE8-A5AF-4648-AA3C-4B37F79F9C01
RESOLVED there were no objections.

3/10/0883/HOU Applicant: Mr & Mrs Snoxwell Agent: Bradbury Bichard, Broadstone	Carport and garden room. 11 Beacon Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116576&cuuid=BF04E77F-7CCC-4787-8875-8D0C8CFE5FB2	
RESOLVED there were no objections.	

3/20/0905/HOU Applicant: Mr & Mrs Drummond Agent: Mr Richards, Poole	Raise roof to create habitable first floor accommodation with gables and dormer, replace existing conservatory roof with flat roof and create new basement access. 24 Caesars Way
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116598&cuuid=0F5FEF1C-5C81-4901-8521-3B14187EC9F8	
RESOLVED there were no objections.	

3/20/0933/HOU Applicant: Mr & Mrs Mackenzie-Harvey Agent: Case Design Group LLP, Wimborne	Erect single storey side and rear extensions. 3 Broadmoor Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116626&cuuid=3EA4BEF8-D2E6-4049-BB5D-22E60C68D077	
RESOLVED there were no objections.	

3/20/0954/HOU Applicant: Mr Adam Baker Agent: Studio AH Architects, New Milton	Conversion of existing garage into utility room and downstairs WC, new entrance porch and external cladding. 2 Pye Close
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116647&cuuid=8C281759-B816-41FB-AEDD-794637CC697D	
RESOLVED there were no objections.	

3/20/0959/HOU Applicant: Mr Pestell Agent: Mr Christopher, Poole	Convert garage to living accommodation, infill existing front porch and erect single store front extension. 9 Marian Close
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https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116652&cuuid=983A9388-93C7-41E8-96F8-AF34366C4386
RESOLVED there were no objections.

3/20/1078/HOU Applicant: Mr Greatbatch Agent: Nest Architecture, Corfe Mullen	Rear single storey extension (demolish existing conservatory) and raised deck to the side. The Orchard, 2 Chapel Lane
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116772&cuuid=7658BE39-93C3-4FCF-824E-69402C360544	
RESOLVED there were no objections.	

3/20/1095/HOU Applicant: Mr C Hamling Agent: BeMa Architects, Lower Parkstone	Single storey side extension with the addition of a dormer roof with 2 rooflights. 34 Blythe Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116789&cuuid=643D538E-97BA-4018-98C9-F4E2EFA5001C	
RESOLVED there were no objections.	

3/20/1148/HOU Applicant: Mr Pandya Agent: Mr Malcolm Randall, Broadstone	Conservatory to rear, conversion of garage to habitable use, first floor front extension and alterations to elevations. 46 Highmoor Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116842&cuuid=191CE521-06E1-429B-A9AA-E0AA1835B669	
RESOLVED there were no objections.	

3/20/1277/HOU Applicant: Mr David James	Single storey rear extension. 4 Southlands Avenue
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116972&cuuid=B81BE6B1-F8E6-4EC6-9535-F04CF4DFA113	
RESOLVED there were no objections.	

3/20/0712/HOU Applicant: Mr Paul Adcock Agent: John Nicolls, Ferndown	Single storey rear extension and conversion of roof space to habitable use to include a rear dormer and proposed veranda. 73 Albert Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116404&cuuid=A2C2EC69-1D43-4FED-8F3F-424056D6B31F	

RESOLVED there were no objections.

PC 20/14 Matters for forthcoming agendas No decisions can be taken¹

None to note.

TC 20/15 To Agree a date and time for the next meeting

The date and time of the next meeting will be 7.45pm on 13 October 2020 via Zoom meeting.

Signed.....

Date.....

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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: 13 October 2020

Agenda Item: PC 20/19

Paper: B

Subject:	Planning Decisions
Purpose of Report:	To note the decisions made on recent applications.
Background:	The report details the decisions made by Dorset Council on planning applications which had been submitted and responded to by the Town Council.
Key Points:	<p>Grant of Full Planning Permission Application reference no: 3/20/0959/HOU Convert garage to living accommodation, infill existing front porch and erect single storey front extension at 9 Marian Close, Corfe Mullen, Wimborne, BH21 3UH</p> <p>Refusal of Full Planning Permission Application reference no: 3/20/0734/HOU Single storey side extension to form new playroom at 1C East Way, Corfe Mullen, Wimborne, BH21 3NG <i>in accordance with the refused plans, for the following reasons:</i> 1. <i>The replacement of the existing boundary hedge with 22m of fencing immediately along the boundary does not respect the local character. There are no similar examples of significant lengths of 1.8m high fencing as means of enclosures in the immediate vicinity and the loss of the hedge and position of the fencing will have a suburbanising effect, eroding the character and distinctiveness of this lane, and will be detrimental to visual amenity. As considered in 13/1226/FUL and 14/0896/FUL the hedge remains important to the character of the area, and the proposal is therefore contrary to Policy HE2 of the Core Strategy.</i></p> <p>Grant of Full Planning Permission Application reference no: 3/20/0954/HOU Conversion of existing garage into utility room and downstairs WC, new entrance porch and external cladding at 2 Pye Close, Corfe Mullen, Wimborne, BH21 3NU</p>
Implications:	None to note.
Recommendation:	N/A Report is for noting only.

Nicola Gray
Town Clerk



PLANNING COMMITTEE – REPORT

Meeting Date: 13 October 2020

Agenda Item: PC 20/21

Paper: C

Subject:	Planning White Paper
Purpose of Report:	To provide information on the white paper which requires a Full Council response to the consultation.
Background:	<p>The government debated the possible changes to the planning process in March 2020 and the debate pack can be found here.</p> <p>The consultation document can be found here.</p> <p>A detailed summary of the paper can be found here.</p>
Key Points:	<p>The Government is consulting on its planning white paper, the deadline for which is 11.45pm on 29 October 2020.</p> <p>The implications of the changes to planning are significant to Corfe Mullen if not addressed and could potentially see a large proportion of the green belt taken to facilitate building of new homes.</p> <p>The Clerk has sat in on two webinars given from the developers' perspective and will have received a presentation from Dorset Council the day before this meeting takes place. The responses from other Town and Parish Councils Clerks across the country are being shared with the Clerk. A full report will be presented with a suggested response to the consultation for to Full Council to consider on 27 October 2020, for submission the following day.</p> <p>The following 10 items are highlighted for information on the proposed changes, but it is recommended to view the detailed summary paper which can be accessed via the link above.</p> <p>1. Zoning</p> <p>Under the new system, local authorities will have to bring forward stripped back local plans zoning all land in their areas for “growth”, “renewal” or “protection”. Areas zoned for growth will accommodate “substantial development” and will benefit from outline permission, but developers will still need to secure reserved matters permission in accordance with a locally drawn up design codes – though councils won't be able to debate the principle of the scheme</p> <p>2. Renewal</p> <p>Areas zoned for renewal will be seen as suitable for some development, such as densification and infill development, and will benefit from a statutory “presumption in favour” of development. Schemes that accord with locally drawn up design codes will benefit from a “fast-track for beauty” recommended by the government's Building Better Building Beautiful Commission.</p>

3. Stripped back local plans

Local authorities will have 30 months to produce a new style stripped back local plan, down from a current average of seven years. While the new plans will be more powerful in that they will confer planning permission to “growth” sites, councils will lose the ability to set local policies. Instead, all planning policy will be set nationally with local plans restricted to development allocation and the specific codes and standards to be applied to projects in the development zones. The plan should include “an interactive web-based map of the administrative area where data and policies are easily searchable”, with colour-coded maps reflecting the zoning, key and accompanying text setting out “suitable development uses, as well as limitations on height and/or density as relevant” within the zones.

4. Section 106 scrapped

The existing system of developer contributions is to end. Section 106 agreements will be scrapped, while the existing Community Infrastructure Levy will be morphed into a nationally-set levy on development value that the government says will bring in at least as more or more in the way of developer contributions as the existing system. The levy will be paid at the point of occupation, leaving councils to pay for and deliver any infrastructure needed up front. Councils will be allowed to borrow against future levy receipts to fund this.

5. Top down housing targets

The government plans to reimpose top-down housing targets on local authorities, a decade after the coalition government’s first community’s secretary, Eric Pickles removed them, deriding them as “soviet-style tractor targets”. The government now envisages that every local authority will be bound by targets set by a renewed “standard method” for calculating housing need. The standard method will be based on how many existing homes are in an area, the projected rise in households, and changes in affordability.

6. “Duty to co-operate” ditched

Given the imposition of a top-down target, councils will no longer have a duty to co-operate with each other over the drawing up of local plans, as the numbers will be set by government. Numbers will take into account the presence of constraints on growth, such as green belt, but the White Paper didn’t say how this will be done.

7. Protection

Areas zoned as “protected” will essentially continue with the existing planning process, with all existing Green Belt and Area of Outstanding Natural Beauty and similar such designations remaining in force. Importantly, areas of open countryside with no specific wildlife or landscape protections currently can be designated “protected”.

	<p>8. New design code body</p> <p>A new body is to be set up to be given the role of supporting local authorities in the creation of local design codes, and each local authority will be expected to employ a chief officer for design and place-making to oversee quality. Local design codes must have community input to be valid.</p> <p>9. More permitted development</p> <p>Within the “renewal” areas, certain pre-approved development types – such as the densification of suburban semis – will be given automatic pre-approval via new permitted development rights. These new PD rights will also have to take account of local design codes.</p> <p>10. Digital planning</p> <p>Public involvement in local planning is to be hugely expanded by digitising the service, to allow much easier public access to planning documents. These will be published online in standardised formats with “digitally consumable rules and data”, allowing people to respond to consultations on their smartphones. Authorities will be asked to use an “open data” approach, with the aim being to move the system from one based on documents to one based on data.</p>
<p>Implications:</p>	<p>No response to the consultation will not assist with ensuring local councils views are heard and considered.</p>
<p>Recommendation:</p>	<p>To NOTE the proposed changes to planning and the agenda item for Full Council on 27 October 2020.</p>

Nicola Gray
Town Clerk