



**Minutes of the Meeting of Planning Committee held
on Tuesday 9 February 2021 at 19:00 via Zoom**

Present: **Councillors**
A Holland (Chair)
D Everett
T Howard
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.

Cllr A Holland welcomed everyone to the meeting and asked if the member of the public present wished to raise any issues pertaining to the agenda.

Cllr Jefferies as a member of the public noted her concern regarding the new premises license application at 1 Hadley Road. Cllr Jefferies advised she was not a neighbour, but she lived nearby and felt the area was not suited to commercial businesses due to delivery vehicles coming and going, which may be awkward for neighbouring properties. It was noted the road was narrow with an average sized driveway at the property, which would be difficult for delivery vehicles to use. As a result, they would park roadside, which may be disruptive to neighbouring properties.

Cllr A Holland thanked Cllr Jefferies for her comments and opened the meeting.

PC 20/66 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Barron and Cllr Honeyman who were unable to attend for personal reasons.

PC 20/67 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 20/68 To Approve minutes of meeting held on 26 January 2021 LGA 1972, sch 12, para 41 **A**

The minutes of the meeting held on 26 January 2021 were APPROVED.

PC 20/69 To Note Planning Decisions Report

B

Cllr Holland noted the irony of planning application no. 3/20/1465/HOU, which had been refused due to the proposed single storey timber structure garden office not falling within the forms of appropriate development and was therefore an inappropriate development in the Green Belt. In line with NPPF paragraph 143, inappropriate development is by definition harmful to the Green Belt and should not be approved except in 'very special circumstances'. Yet the draft Dorset Local Plan had identified Green Belt land suitable for 400 properties in Corfe Mullen.

The report was NOTED.

PC 20/70 To Consider the following applications received from Dorset Council:

New Premises License application Applicant: Gemma Withemshaw	1 Hadley Way, Broadstone, BH18 9JF
The application is for off sales to enable applicant to fulfil online and telephone orders. There will be no on sales or access to the premises by the public. See attached application/plan. Dorset Council Contact - licensingteamc@dorsetcouncil.gov.uk	

C

Cllr Holland noted the application was for a new premises license for off sales only and did not include any planning development.

Members discussed the inappropriateness of running a commercial business in a residential area due to the delivery of goods and movement of vehicles at the property, which may affect neighbouring properties.

Cllr Sowry-House noted he had visited the site and shared a photograph of the property with members, noting the following key points:

- The property had a modest garage and shared access driveway with the neighbouring property; therefore, delivery vehicles would need to park roadside and may obstruct access to the neighbouring properties.
- The security aspect for alcohol deliveries and storage in a residential garage with no indication of any security measures being taken to protect the stored goods.
- There is no indication of the type of alcohol being sold on the application.
- Licensed hours of operation until 20:00 would result in delivery vehicles coming and going in a residential area.
- The safeguarding of licensed premises and provision of alcohol sales in the local area.
- The application for change of use to run a business from the property had not been seen.
- The application notice displayed near the property was not obvious to residents.

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

- Inappropriate change of use of property in a residential area.
- Intermediaries deliveries and collections would be disruptive to neighbouring properties.

3/20/2121/HOU Applicant: Mr & Mrs Churchouse Agent: Mr Richards, Christchurch	Single storey side and rear extension. 7 Blythe Road
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<https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117815&cuuid=CDGD276E-0632-4D17-BF8B-9E28FE8B7EE6>

It was **RESOLVED** there were no objections or issues to note.

3/21/0084/PNGD (NOTIFICATION OF PRIOR APPROVAL) Applicant: Mr H O Martin Agent: Martin Hanham, Corfe Mullen	Convert barn into one dwelling; convert calving shed into two dwellings; and convert milking parlour into one dwelling. Court Farm, Mill Street
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118089&cuuid=57668F41-8455-43FB-A664-01E96C084C98	

Cllr Holland noted there had been previous applications for an agricultural dwelling on the site and noted the permitted development rights brought in by the Government in 2014 (amended in 2018), whereby the maximum number of buildings which could be converted where they were no longer in use for animals had increased from 3 to 5. The application was to convert 4 buildings.

Members discussed the location and the high-water table in the area, which was subject to flooding, and expressed concern about mains drainage or septic tanks, along with the access being straight onto the busy A31 junction. Concern was also noted as to the development being on Green Belt land.

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

- Access to properties via busy A31 junction and the need for consideration of this by Highways England.
- Development within the Green belt.
- Concern regarding possible flooding and drainage arrangements.

3/20/1926/HOU Applicant: Mr & Mrs M Damen Agent: Brian Nicholls Architects Ltd, Lytchett Minster	Single storey rear extension. Conversion of front side integral garage to habitable room and enlarge bedroom. 15 Maxwell Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117620&cuuid=243C5177-9BE6-4F7E-91BE-BB1C1A08AFC4	

It was **RESOLVED** there were no objections or issues to note.

PC 20/71 Matters for forthcoming agendas No decisions can be taken ¹

No matters for forthcoming agendas were noted.

PC 20/72 To Agree a date and time for the next meeting - the date and time of the next meeting will be on Tuesday 23 February 2021 at 19:00 via Zoom.

Signed as a correct record of the meeting..... *Anne Holland* Date 5/3/21

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)

