



**Minutes of the meeting of Planning Committee held  
on Tuesday 23 March 2021 at 19:00 via Zoom**

**Present:** **Councillors**  
A Holland (Chair)  
D Everett  
T Howard  
D Mattocks  
D Sowry-House

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

**Public Participation**

There was one member of the public present.

**PC 20/87 To Receive and Accept apologies for absence (LGA 1972 s85 (1))**

Apologies for absence were received and accepted from Cllr B Honeyman who was attending the DAPTC Annual Meeting, Cllr M Barron who had conflicting diary appointments and Cllr J Stennett who had technical issues.

**PC 20/88 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)

Cllr Sowry-House declared an interest pertaining to planning application 3/21/0091/HOU, relating to the applicant being a neighbour, however he had no interest in the property or the application.

**PC 20/89 To Approve minutes of meeting held on 9 March 2021** LGA 1972, sch 12, para 41 **A**

The minutes of the meeting held on 9 March 2021 were APPROVED.

**PC 20/90 To Note Planning Decisions Report** **B**

The report was NOTED.

**PC 20/91 To Consider the following applications received from Dorset Council:**

3/20/2199/HOU Applicant: Mr Barry Waite	Convert existing outbuilding into habitable accommodation. <b>61 Wimborne Road</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117893&amp;cuuid=C0A99572-9AC5-40DA-B0F2-0A344379B684">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117893&amp;cuuid=C0A99572-9AC5-40DA-B0F2-0A344379B684</a>	

Retrospective Approval – On 23 February 2021, the Planning Committee RESOLVED to respond to the planning authority requesting that sufficient information be provided with the application to enable a decision to be established so that correct comment may be given. In particular, the purpose of the ‘habitable accommodation’ and full clear plans.

Email correspondence received on 15 March 2021 from Dorset Planning, shared with Planning Committee outside of the meeting, provided further information and a response from members via email was unanimous in that there were no objections. A response was sent to Dorset Council on 17 March 2021 stating no objections.

It was **RESOLVED** the retrospective action was approved.

3/20/1595/HOU Applicant: Mr Tobias Elliott	Raise roof to create first and second floor habitable accommodation and internal alterations. Erect new garage. Erect detached summer house building to rear. (Description amended). <b>28 CENTRAL AVENUE</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117289&amp;cuuid=58FA8F72-9B3E-48AC-B09A-86EBA5CEDCE7">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117289&amp;cuuid=58FA8F72-9B3E-48AC-B09A-86EBA5CEDCE7</a>	

Cllr Holland noted the application had previously been received by the Committee, who had no objections, however, the application now included a detached summer house building to the rear.

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

3/21/0069/HOU Applicant: Mr J Seddon	Single storey front porch & single storey pitched roof over existing flat roof. Conversion of garage to study. <b>39 HENBURY CLOSE</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118074&amp;cuuid=AC1B56DE-E91C-4411-9E2B-55E709FEC4FD">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118074&amp;cuuid=AC1B56DE-E91C-4411-9E2B-55E709FEC4FD</a>	

Cllr Holland noted the plans were similar to neighbouring properties which had converted garages into habitable spaces.

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

3/21/0091/HOU Applicant: Mr & Mrs Allen Agent: DESIGN-WERX, Wimborne	Removal of existing canopy and erection of hall extension and new canopy roof. <b>4 BEACON ROAD,</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118096&amp;cuuid=2AF5018C69-49E6-BAAD-672C6C0FB309">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118096&amp;cuuid=2AF5018C69-49E6-BAAD-672C6C0FB309</a>	

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

**PC 20/92 Matters for forthcoming agendas** No decisions can be taken <sup>1</sup>

No matters for forthcoming agendas were noted.

**PC 20/93 To Agree a date and time for the next meeting** - the date and time of the next meeting will be on Tuesday 13 April 2021 at 19:00 via Zoom.

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

<sup>1</sup> 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 9 March 2021 at 19:00 via Zoom**

**Present:**           **Councillors**  
A Holland (Chair)  
M Barron  
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 were three members of the public present none of whom indicated that they wished to speak, therefore, Cllr A Holland opened the meeting.

**PC 20/80 To Receive and Accept apologies for absence (LGA 1972 s85 (1))**

There were no apologies for absence received. Cllr B Honeyman was unable to join the meeting due to technical issues.

**PC 20/81 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 20/82 To Approve minutes of meeting held on 23 February 2021 LGA 1972, sch 12, para 41** **A**

The minutes of the meeting held on 23 February 2021 were APPROVED.

**PC 20/83 To Note Planning Decisions Report** **B**

The report was NOTED.

**PC 20/84 To Consider the following applications received from Dorset Council:**

3/20/1925/OUT Applicant: Fayrewood Property Ltd	Demolish 67 Albert Road and erect replacement property together with 3 detached properties to the rear of 67 and 65 Albert Road. Outline application for consideration of Access, Layout & Scale only.
---	--

Agent: Mr G Moir, Wareham	<b>67 Albert Road</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117619&amp;cuuid=029C5359-CF97-43D1-96AF-EA0E909C29CC">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117619&amp;cuuid=029C5359-CF97-43D1-96AF-EA0E909C29CC</a>	

Members discussed the application noting it was an overdevelopment of the site which would result in increased traffic, parking and access which may affect neighbouring properties. Consideration should be given to re-positioning the proposed development for two detached properties on the site, rather than three.

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

- Overdevelopment of the site and not in keeping with the size of neighbouring properties.

3/21/0373/TCA Applicant: Mr Nigel Jackson	<b>Notification of works to trees in a Conservation Area</b> Oak T2: Fell. Cherry T11: Fell. T4 Oak: Crown reduction to 15m. Crown thin by 30%. T5 Oak: Crown reduction to 14m. Crown thin by 30%. T6 Hawthorn: Crown thin by 30%. G3 Oak: Remove 2nd smaller stem. Crown reduction to 9m. Crown thin by 30%. Oak: Crown reduction to 8m. Crown thin by 30%. <b>Fairmeads, Sleight Lane</b>
<a href="https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118378&amp;cuuid=CBFE3160-E72D-45BD-917B-F48EAF7BCC">https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118378&amp;cuuid=CBFE3160-E72D-45BD-917B-F48EAF7BCC</a>	

Members discussed the application noting there was insufficient information within the application in terms of the justification for the works. In addition, it was not clear as to how much crown reduction of the oak trees would leave behind, which could impact the retaining feature for the community.

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

- Lack of justification and detail as to how much crown reduction of T4 oak, T5 oak, G3 oak and further Oak south in the garden, which is too small to be noted on tree survey.
- Long term damage to the conservation area and loss of cover.

**PC 20/85 Matters for forthcoming agendas** No decisions can be taken <sup>1</sup>

No matters for forthcoming agendas were noted.

**PC 20/86 To Agree a date and time for the next meeting** - the date and time of the next meeting will be on Tuesday 23 March 2021 at 19:00 via Zoom.

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

<sup>1</sup> 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: 23 March 2021

Agenda Item: PC 20/90

Paper: B

<b>Subject:</b>	Planning Decisions Report
<b>Purpose of Report:</b>	To provide members with an update on decisions made by Dorset Council.
<b>Background:</b>	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.
<b>Key Points:</b>	
<b>PLANNING DECISIONS</b>	
3/20/2121/HOU	Single storey rear and side extensions. <b>7 BLYTHE ROAD</b> <b>Granted</b> <b>TC: No objections or issues to note.</b>
3/20/1848/HOU	Demolition and replacement of existing rear extension and conversion of existing garage into a bedroom. <b>7 WAYGROUND ROAD</b> <b>Granted</b> <b>TC: No objections or issues noted.</b>
3/20/0883/HOU	Carport and garden room. <b>11 BEACON ROAD</b> <b>Refused:</b> The proposed car port; by reasons of a combination of its failure to respect a visual building line formed by the positions of the forwardmost parts of the built forms of nearby neighbouring properties, proximity to a front boundary, and overall visual bulk relative to its setting; represents poor design that would result in a harmful visual impact on the appearance and character of the site and its setting. The proposal is contrary to Policy HE2 of the adopted Christchurch and East Dorset Local Plan in that it would be incompatible with its surroundings in respect of its relationship to nearby properties, visual bulk, and visual impact. The proposal is also contrary to Paragraph 130 of the National Planning Policy Framework being of a poor design that fails to take the opportunity to improve the character and quality of the area. <b>TC: No objections or issues noted.</b>
3/20/0712/HOU	Single storey rear extension and conversion of roof space to habitable use to include a rear dormer and proposed veranda. <b>73 ALBERT ROAD</b> <b>Granted</b> <b>TC: No objections or issues noted.</b>
3/20/2025/HOU	Demolish conservatory, construct single storey extension to rear and first floor extension over garage/utility. <b>85 STOUR VIEW GARDENS</b> <b>Granted</b> <b>TC: No objections or issues to note.</b>

<b>CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT</b>	
3/20/1934/CLP	Convert row of four garages into habitable accommodation for single occupancy ancillary to main dwelling. <b>SMALLHOLDINGS, 38 BROOK LANE</b> <b>Not Lawful</b>
<b>CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT</b>	
3/20/0749/CLE	Use of land as a camping site and the erection of 1 composting toilet building, 1 shower building and 1 kitchen/shelter. <b>Land to The North West of Annexe, Mountain Cottage, Brickyard Lane,</b> <b>Lawful</b>
<b>PRIOR NOTIFICATION (PART 3.Q: FROM AGRICULTURAL TO DWELLING HOUSE)</b>	
3/21/0084/PNAGD	Convert barn into one dwelling; convert calving shed into two dwellings; and convert milking parlour into one dwelling. (Prior Notification). <b>COURT FARM, MILL STREET</b> <b>Prior approval - not required</b>
<b>Implications:</b>	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.
<b>Recommendation:</b>	To note report.

Catherine Horsley  
Deputy Town Clerk