



**Minutes of the meeting of Planning Committee held
on Tuesday 13 April 2021 at 19:00 via Zoom**

Present: **Councillors**
A Holland (Chair)
M Barron
B Honeyman
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.

PC 20/94 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

There were no apologies for absence received.

PC 20/95 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 20/96 To Approve minutes of meeting held on 23 March 2021 LGA 1972, sch 12, para **A**
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The minutes of the meeting held on 23 March 2021 were APPROVED.

PC 20/97 To Note Planning Decisions Report **B**

The report was NOTED.

PC 20/98 To Consider the following applications received from Dorset Council:

3/21/0550/PNFAG (Notification for Prior Approval) Applicant: Corfe Eggs Ltd Agent: Symonds & Sampson LLP, Wimborne	Erect a new agricultural building measuring approximately 18.29m x 9.14m (60ft x 30ft) giving an area of 167m ² . The proposed barn will have four bays measuring approximately 4.5m (15ft), divided into two parts; two bays will provide secure storage for the machinery used onsite, chicken corn and egg
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	boxes and the remaining two bays will be used to store general farming equipment that is less valuable. LAND AT BROADMOOR ROAD
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118555&cuuid=637A9D40-1D72-47B2-804F-19CFE672A5D6	

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

3/21/0267/HOU Applicant: Mr J Whitmore Agent: L J Harvey & Associates, Colehill	Two storey side extension over existing garage and raise roof to create second floor habitable accommodation. WICKHAM HOUSE, 26 WICKHAM DRIVE,
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118272&cuuid=D9ED0935-4273-4D1B-818D-6F908059C8FD	

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

3/20/1950/FUL Applicant: Charles Gardner	Sever part of garden land associated with High Thatch and erect two storey dwelling and detached garage, new access driveway and turning area. HIGH THATCH, BLANDFORD ROAD
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117644&cuuid=B31AA244-C975-453C-8E8F-621D6C540062	

Cllr Holland noted the land was adjacent to the conservation area with the plan altered from the previously refused planning application.

Members discussed the access and design of the proposed dwelling which they felt was appropriate for the area.

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

3/21/0045/FUL Applicant: Mr & Mrs D Randall Agent: Pure Town Planning, Bournemouth	Demolish existing dwelling and erect two detached three-bedroom bungalows. 11 HIGHFIELD CLOSE
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118050&cuuid=89B5B03E-B6B6-4EEE-9ECF-2741C0000F60	

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

3/21/0153/HOU Applicant: Mr T Birkett Agent: dimension3, Poole	Rear flat roof extension with additional parking to the front of the property. ASHGATE, BLANDFORD ROAD
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118158&cuuid=9F4401A5-661F-437C-86A8-6592EC33ACF8	

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

3/21/0170/HOU Applicant: Miss Rachel Hawkins Agent: Danny Harris Design, Bristol	Alterations to the existing facade and installation of two new rooflights (to the side and rear). Erection of new fence to front side and rear of property. 123 WAREHAM ROAD
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<https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118175&cuuid=1F000483-1625-425C-B3BD-9E3614097553>

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

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. (Amended plans - changed position of summerhouse). 28 CENTRAL AVENUE
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117289&cuuid=A4D046F2-5CE7-4CB8-ACE9-402FF540F1D7	

Cllr Holland noted the plans had been previously received by members and no objections had been made, however, the plans had been amended for repositioning of the summer house to minimise the impact on the root protection area of the trees.

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

3/21/0362/FUL Applicant: Mr C Blythe Agent: rbstudio ltd, Poole	Erect a pair of three-bedroom semi-detached houses with associated parking and landscaping. 2 BLYTHE ROAD
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118367&cuuid=99847C61-3292-4ADF-BC76-9441E36ECC19	

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

3/20/1613/FUL Applicant: Mr M Reeves Agent: Asplan Associates	To sever plot, erect one detached dwelling. Alterations to the existing dwelling including extension to the roof. <i>(Correction to elevation drawings - rooflights added Amendment to site plan - boundary position between existing and proposed dwelling moved, distance between dwellings added to plan).</i> 15 CROFT CLOSE
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117307&cuuid=BFD0644B-47E1-4420-AE2D-D16D4D98A83E	

It was **RESOLVED** to strongly object to the planning application on the same basis as previous objections, which were:

- This was overdevelopment which was out of scale and character with neighbouring properties.
- Croft Close is characterised by well-spaced properties in generous plots in keeping with the adjacent Special Character Area in Central Avenue.
- The revised application was not substantially different from previous applications and the site would be cramped in relation to neighbouring properties.
- The proximity of the proposed development would have an overbearing effect which would result in a detrimental impact to the amenity currently enjoyed by neighbouring property at 17 Croft Close.
- A repetitive application which had ignored previous comments and objections.
- The proposed development would result in loss of Weymouth pines on the site.
- All comments and objections previously submitted by the Town Council remained.

PC 20/99 Matters for forthcoming agendas No decisions can be taken ¹

Cllr Honeyman noted the agricultural building being erected on the Corfe Mullen boundary with the A31. Cllr Everett advised the landowner had planning permission to erect a tractor shed.

PC 20/100 To Agree a date and time for the next meeting - the date and time of the next meeting will be on Tuesday 27 April 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)

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). 28 CENTRAL AVENUE
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117289&cuuid=58FA8F72-9B3E-48AC-B09A-86EBA5CEDCE7	

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. 39 HENBURY CLOSE
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118074&cuuid=AC1B56DE-E91C-4411-9E2B-55E709FEC4FD	

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. 4 BEACON ROAD,
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=118096&cuuid=2AF5018C69-49E6-BAAD-672C6C0FB309	

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

PC 20/92 Matters for forthcoming agendas No decisions can be taken ¹

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.....

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PLANNING COMMITTEE – REPORT

Meeting Date: 13 April 2021

Agenda Item: PC 20/97

Paper: B

Subject:	Planning Decisions Report
Prepared By:	Catherine Horsley, Deputy Town Clerk
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	
3/20/2289/HOU	Single storey front and rear extensions. 26 BEECH CLOSE Granted TC: It was RESOLVED there were no objections or issues to note.
3/20/2255/HOU	Single storey rear extension, demolish existing conservatory, erect front porch, and internal alterations. 27 PHELIPPS ROAD Granted TC: It was RESOLVED there were no objections or issues to note.
3/20/2096/HOU	Two storey front extension and replacement porch. 26 RECTORY AVENUE Granted TC: It was RESOLVED there were no objections or issues to note.
3/20/2080/HOU	Two storey side extension; single storey rear extension. 18 DIANA WAY Granted TC: It was RESOLVED there were no objections or issues to note.
3/20/2115/HOU	Single storey side extension. 149 HILLSIDE ROAD Granted TC: It was RESOLVED there were no objections or issues to note.
3/20/2126/HOU	Replace front bedroom window with french doors and replace rear patio door and kitchen window with bi-fold doors. 20 HIGHFIELD ROAD Granted TC: It was RESOLVED there were no objections or issues to note.
3/20/1926/HOU	Single storey rear extension. Conversion of front/side integrated garage to habitable room and enlargen bedroom. 15 MAXWELL ROAD Granted TC: It was RESOLVED there were no objections or issues to note.
3/20/2196/HOU	Rear first floor balcony. 7 LAUREL CLOSE Granted

NON-MATERIAL AMENDMENTS	
3/20/2150/NMA	Non-material amendment to approved P/A 3/20/0933/HOU Erect single storey side and rear extensions to Remove the tiled skirt from the rear extension roof to form a standard flat roof. 3 BROADMOOR ROAD Granted
CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT	
3/20/1828/CLE	Separate residential dwelling. ANNEXE, 2 INSLEY CRESCENT Lawful
PRIOR NOTIFICATION (Part 1.A: Householder)	
3/21/0035/PNHH	Erect two single storey rear extensions to measure 6.00m in length, with a maximum height of 2.88m and height to eaves of 2.17m. 6 BLANDFORD ROAD Prior Approval - Refused
TREE DECISIONS	
3/21/0238/TTPO	T5 Sycamore: Prune branches allowing a 2meter clearance from roof. T4 Holly: Remove dead stems. Reduce remainder to 6 ft. T3 Oak: Prune lower lateral over conservatory by 1 meter. Primary branch growing towards property reduce by 2 meters. T2 Ash: Prune crown over garden by 1 meter. T1 Oak: Remove lower lateral. 8 FIELD WAY Granted
3/21/0113/TTPO	Oak: Crown reduction by up to 3m. Remove pendulous lower branch. 1 ORCHARD CLOSE Split decision
3/21/0289/TTPO	T1 Beech: Reduce the side lateral spread only on the full circumference by up to 1.5- 2m. 17 ORCHARD CLOSE Refused
3/21/0532/TTPO	T15, T16 and T17 Oak: Crown lift to 6m (first fork on T17) by the removal of secondary branches only over the garden. Crown lift over the private road to a height of 6m. Deadwood. (Repeat application) TR2 Oak: Reduce long lateral over power line to first main branch on upper side. Reduce by up to 2.5m the overextended laterals to the south that overhang Vale Cottage. Deadwood. OAKEHILL, PINE ROAD Granted
3/21/0319/TTPO	T1 Oak: Crown lift to a height of 6 metres. Reduce lateral limbs growing towards property by 1.5 metres. 9 BROOK LANE Granted
3/21/0154/TTPO	T28 Maritime Pine: Remove lowest branch growing over highway. T23 Birch: Fell to ground level. T32 Pine (located at 3 Wickham Drive): Reduce over property of 1 Wickham Drive by up to 2m. 1 WICKHAM DRIVE Split decision

3/21/0184/TTPO	T1 Silver Birch: Fell. T2 Silver Birch: Fell. T3 Oak: Crown lift to a height of 6 metres. T4 Oak: Crown lift to a height of 6 metres. T5 Silver Birch: Crown lift to a height of 6 metres (not including lowest primary limb). 11 BROOK LANE Granted
3/21/0220/TTPO	T1 Oak: Reduce height by 2-4m. Reduce spread by 3-5m. 11 ORCHARD CLOSE Split decision
3/21/0129/TTPO	T9 Maritime Pine: Fell. 22 WICKHAM DRIVE Refused
TREE PROTECTION ORDERS	
TPO CM/192	T1 – Birch Lower Down, Beacon Road
TPO CM/193	A1 – All species Land to the south of Lambs Green Lane
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.