



**Minutes of the meeting of Planning Committee held on
Tuesday 24 January 2023 at 18:30 in the main hall of the Village Hall**

Present: Councillors
J Lortie (Chair)
D Everett
A Holland
B Honeyman
D Sowry-House
J Stennett

In Attendance:
Catherine Horsley (Town Clerk)
Rachel Virrill (Deputy Town Clerk - minute taker)

Public Participation

There were 6 members of the public present, none of whom wished to speak.

PC 22/140 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Howard who was unable to attend due to personal commitments, and Cllr Mattocks who was unwell.

PC 22/141 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 22/142 Paper A - To Approve minutes of meeting held on 10 January 2023 LGA 1972, sch 12, para 41

The minutes of the meeting held on 10 January 2023 were **APPROVED**.

PC 22/143 Paper B - To Note Planning Decisions Report – decisions between 4 – 18 January 2023

The report was **NOTED**.

PC 22/144 To Consider the following applications received from Dorset Council:

Application No: P/HOU/2022/07640

Location: 56 Hadrian Way Corfe Mullen BH21 3XF

Proposal: Convert part of existing garage.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=392876>

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

Application No: P/PIP/2022/07995

JGL.
14/2/23

Location: 22 Central Avenue Corfe Mullen Wimborne BH21 3JD

Proposal: Erection of up to 1 dwelling with vehicular access off Central Avenue and on site car parking

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393297>

Members considered the application, noting a previous application no. 3/15/1298/FUL to construct a new 4 bed house with double garage in the grounds of 22 Central Avenue plot in 2016, which had been refused by The Planning Inspectorate.

Members noted the Council's previous comments submitted in 2016 which were still valid and felt by supporting the application it would set a precedent in Central Avenue as a Special Character Area with unique characteristics.

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

- The proposed development is out of character with the surrounding area and would adversely affect the spatial relationships in this Special Character Area.
- The proposed development may affect the privacy and amenity currently enjoyed by neighbouring properties, due to the proximity to the boundary.
- Policy HE2 of the adopted Christchurch and East Dorset Local Plan Part 1 Core Strategy requires that development must respect those characteristics which are key to maintaining the environmental quality of a Special Character Area. In these respects, the siting of the proposed dwelling and the relationship with the existing properties would be contrary to Policy HE2 of the Christchurch and East Dorset Core Strategy adopted 28 April 2014, and the Central Avenue Special Character Area, Supplementary Planning Guidance note 27 (October 2005).

Application No: P/HOU/2022/08017

Location: 2 Hillcrest Road Corfe Mullen Wimborne BH21 3LX

Proposal: Erect a garden room

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393324>

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

- The proposed development may affect the privacy and amenity currently enjoyed by neighbouring properties due to the proximity to the boundary.
- Proposed development appears to be a self-contained dwelling rather than a garden room, due to the size and bulk of the building.

Application No: P/HOU/2022/07971

Location: 1 Buddens Meadow 32 Hillside Road Corfe Mullen BH21 3SF

Proposal: Side dormer with Velux window.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393269>

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

Application No: P/HOU/2022/07639

Location: 37 Blythe Road Corfe Mullen BH21 3LP

Proposal: Garage infill and side alterations, with new roof to the side to tie into existing roof.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=392875>

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

The Clerk presented the report to update members on the recent requests submitted to Dorset Council Highways in relation to double yellow lines, pedestrian crossing and cleaning and repairs to school signs near Henbury View First School.

Cllr Sowry-House suggested including an update for residents in the March 2023 edition of the Link Magazine.

The update was **NOTED**.

PC 22/146 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas.

PC 22/147 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 14 February 2023 at 18:30 in the Main Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 22/148 Close of Meeting at 18:55.

Signed as a correct record of the meeting..... *F. White* Date..... *14/2/23*

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)

