



**Minutes of the meeting of Planning Committee held on  
Tuesday 14 March at 18:30 in the main hall of the Village Hall**

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

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

**Public Participation**

There were 5 members of the public present, none of whom wished to speak.

However, the Clerk advised she had received an email from the agent acting on behalf of the applicant for application no. P/HOU/2022/04740 – 33 Corfe View Road, Corfe Mullen, BH21 3LY, which was read out. In summary, the applicant had listened to the concerns previously raised and liaised with the Planning Officer to revise the design and bulk of the building by reducing the number of floors and redirecting overlooking windows.

Cllr Mattocks thanked the Clerk for the representation on behalf of the applicant and opened the meeting.

**PC 22/166 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 family commitments.

**PC 22/167 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 22/168 Paper A - To Approve minutes of meeting held on 28 February 2023** LGA 1972, sch 12, para 41

It was noted the agenda item should read PC 22/168 - To Approve minutes of meeting held on 28 February 2023, not 14 February 2023 as stated, albeit the correct minutes formed part of the published meeting papers.

The minutes of the meeting held on 28 February 2023 were **APPROVED**.

**PC 22/169 Paper B - To Note Planning Decisions Report** – decisions between 22 February 2023 – 8 March 2023

The report was **NOTED**.

**PC 22/170 To Consider the following applications received from Dorset Council:**

**Application No:** P/HOU/2023/01037  
**Location:** 23 Lavender Way Corfe Mullen Dorset BH18 9NN  
**Proposal:** Remove existing single storey garage and erect single storey side extension. Form a new entrance porch to the front and erect raised decking at the rear.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394662>

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

**Application No:** P/PALH/2023/01225  
**Location:** 2 Henbury Close Corfe Mullen Wimborne BH21 3TF  
**Proposal:** Demolish existing conservatory and erect single storey rear extension: to extend 3.25m beyond the rear wall of the original dwelling house: maximum width 6.35m: maximum height 3.75m: height to eaves 2.75m.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394900>

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

**Application No:** P/FUL/2022/07707  
**Location:** Land Adjacent to 24A Stour View Gardens Corfe Mullen Dorset BH21 3TN  
**Proposal:** Demolish existing workshop and garage and erect 5 4-bedroom dwellings.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=392964>

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

- The application fails to comply with National Planning Policy Framework 127, in that it is not a good layout, is not sympathetic to its surroundings and fails to include the appropriate amount of green space.
- The application shows an overdeveloped and crowded site with properties in close proximity to each other, which could result in overshadowing.
- Vehicle access on the site is extremely poor with insufficient multi-vehicle parking spaces for the size and number of properties.
- Vehicle access is such that emergency vehicles, particularly fire engines, would not be able to access the properties easily.
- Loss of amenity currently enjoyed by the existing neighbouring properties due to the proximity of the development.

**Application No:** P/HOU/2022/04740  
**Location:** 33 Corfe View Road Corfe Mullen Dorset BH21 3LY  
**Proposal:** Bungalow Conversion- extensions to form 2 storey dwelling (as amended by plans received 22.2.2023)

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=389376>

Members considered the application and the comments read out by the Clerk on behalf of the applicant and appreciated the amendments made to reduce the size of the property. However, felt many of the objections previously submitted in August 2022, remained. It should be noted the Committee were not averse to modern developments, however, they felt the proposed development did not blend in with the neighbouring properties and location.

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

- The application fails to comply with National Planning Policy Framework 127 in that it is not a good layout, out of character and unsympathetic to its surroundings.
- The proposed development is an overdevelopment which is out of scale with the neighbouring properties.
- The application is contrary to adopted Policy HE2 of the adopted Local Plan and the guidance in the National Design Guide in that it would be incompatible with its surroundings in respect of its scale, bulk and visual impact.
- The substantial increase in depth and height of the development would result in a visually dominant building that would be overbearing to the occupants of the neighbouring properties and result in loss of natural light to these 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 properties.
- Vehicle access to the site for tradespeople is extremely poor via an unmade road with no turning area.

**Application No:** P/FUL/2023/00656  
**Location:** 74 Wareham Road Corfe Mullen Dorset BH21 3LG  
**Proposal:** Demolish no 74 Wareham Road and sever land to the rear of nos. 74, 76 and 78 Wareham Road and construct 9 new dwellings with associated garaging and access. (Revised scheme)

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394173>

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

- The application fails to comply with National Planning Policy Framework 127 in that it is not of good layout, is not sympathetic to its surroundings and fails to include the appropriate amount of green space.
- The application shows an overdeveloped and crowded site with properties in close proximity to each other which would result in overshadowing.
- The site is adjacent to a Conservation Area which, if developed, contravenes the National Planning Policy Framework 180 where the wider area which includes the Conservation Area will be impacted.
- Vehicle access on the site is extremely poor with a narrow lane and no turning area.
- Vehicle access is such that emergency vehicles, particularly fire engines, would not be able to access the inner properties easily.
- The vehicle access to and from the site has limited visibility onto the highway and could result in accidents for both pedestrians and vehicles.

**Application No:** P/FUL/2023/00820  
**Location:** Castle Court School, Caretakers Flat Knoll Lane Corfe Mullen Dorset BH21 3RF  
**Proposal:** Convert buildings to C3 residential use (2 dwellings)  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394384>

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

**Application No:** P/FUL/2022/07840  
**Location:** St Huberts Church Blandford Road Corfe Mullen BH21 3RQ  
**Proposal:** Change of use from non-consecrated to consecrated ground  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393125>

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

**Application No:** P/TRT/2023/01228  
**Location:** Trevilling Blandford Road Corfe Mullen BH21 3HH  
**Proposal:** T1 Oak with codominant stems: Fell both stems to approximately 1M above ground level and establish a new fastigate formed tree within 5m of the felled tree. T5 Oak: Remove one low limb to the NE.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394904>

The application for tree works was **NOTED**.

#### **New Tree**

**Preservation Order:** TPO/2023/0009  
**Location:** Land of Barrow View Meadow Farm Lane, Corfe Mullen  
**Proposal:** T1 – Oak Situated near the southwestern-most area of the rear part of the curtilage of Barrow View, Meadow Farm Lane, Corfe Mullen, BH21 3HT and the southern-most area of the rear part of Old Orchard, Pardys Hill, Corfe Mullen, BH21 3HW  
T2 – Ash Situated within or near the front part of the curtilage of Barrow View, Meadow Farm Lane, Corfe Mullen, BH21 3HT

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

**Location:** Mountain Cottage Brickyard Lane Corfe Mullen BH21 3RJ  
**Proposal:** To operate a certified exempted camping and caravan site under paragraph 5 of the first schedule, Caravan Sites and Control of Development Act, 1960 and paragraph 6 of section 269 of the Public Health Act 1936.

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

#### **PC 22/171 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

There were no matters for forthcoming agendas.

Cllr Everett noted substantial work had commenced on the site at the Ridgeway, off Blandford Road. The Clerk agreed to investigate if planning permission had been granted and report back at the next meeting.

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<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)

**PC 22/172 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 28 March 2023 at 18:30 in the Main Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 22/173 Close of Meeting at 19:12.**

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