



**Minutes of the meeting of Planning Committee held on
Tuesday 11 April 2023 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 – Minute taker)

Public Participation

There were 4 members of the public present, none of whom wished to speak.

PC 22/182 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 22/183 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 22/184 Paper A - To Approve minutes of meeting held on 28 March 2023 LGA 1972, sch 12, para 41

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

PC 22/185 Paper B - To Note Planning Decisions Report – decisions between 22 March 2023 – 5 April 2023

The report was **NOTED**.

PC 22/186 To Consider the following applications received from Dorset Council:

Application No: P/HOU/2023/00754
Location: 25 Croft Close Corfe Mullen Dorset BH21 3JE
Proposal: Loft conversion, install box dormer, replace conservatory and external alterations.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394303>

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

A handwritten signature in black ink, appearing to read "D. Lortie".

Application No: P/FUL/2023/01483
Location: 47 Brook Lane Corfe Mullen BH21 3RD
Proposal: Sever plot and erect a new dwelling.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395216>

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

- The application is contrary to NPPF 110(b) in that the proposed development does not provide safe and suitable access to the site for all users. Access to site is dangerous as Brook Lane is a single track, un-adopted gravel lane which will not cope with additional traffic.
- The proposed development would have an overbearing effect which would result in a detrimental impact to the amenity currently enjoyed by neighbouring properties.
- Potential severing of the plot would result in high density housing for the remainder of the plot contrary to policy LN2.
- The size of the proposed dwelling is overlarge for the severed plot and is unsympathetic to the more spacious character and appearance of existing development in the unmade part of Brook Lane. This will result in a cramped development which is out of character with the immediate area of Brook Lane and is therefore contrary to Christchurch and East Dorset Local Plan Policy HE2.
- It is noted that the street scene provided as part of this application is totally misrepresentative, particularly in relation to the size of existing adjacent dwellings.

Application No: P/HOU/2023/00256
Location: 210 Wareham Road Corfe Mullen Dorset BH21 3LN
Proposal: Dropped kerb and verge to be replaced with tarmac.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393693>

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

Application No: P/FUL/2023/00671
Location: Badgers Green Waterloo Road Corfe Mullen Dorset BH21 3SN
Proposal: Construction of new commercial unit and associated parking spaces and bike store.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394193>

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

Application No: P/HOU/2023/01694
Location: 10 Dalkeith Road Corfe Mullen BH21 3PQ
Proposal: Erect rear, side & front extensions.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395466>

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

Building for Agricultural/Forestry Use for Information Purposes Only:

Application No: P/PABA/2023/01854
Location: Cherry Tree Cottage Waterloo Road Corfe Mullen Wimborne BH21 3SN
Proposal: Storage shed 4.5m x 3m with a height to eaves of 1.6m.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395658>

The application to determine whether prior approval is required was **NOTED**.



Certificate of Lawful Use for Information Purposes Only:

Application No: P/CLP/2023/01460
Location: 21 Hillside Road Corfe Mullen BH21 3SA
Proposal: Single storey side and rear extensions and an outbuilding.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395188>

The Certificate of Lawful Use was **NOTED**.

PC 22/187 Matters for forthcoming agendas No decisions can be taken¹

No items were noted.

PC 22/188 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 25 April 2023 at 18:30 in the Main Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 22/189 Close of Meeting at 18:45.

Signed as a correct record of the meeting *G. Lovett* Date *9-5-2023*

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)

