



**Minutes of the meeting of Planning Committee held on
Tuesday 27 June 2023 at 18:30 in the Small hall of the Village Hall**

Present: **Councillors**
D Everett (Chair)
A Holland
P Neil
P Purvis
D Sowry-House
J Stennett

In Attendance: Catherine Horsley (Town Clerk – minute taker)

Public Participation

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

PC 23/30 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

There were no apologies for absence received.

PC 23/31 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 23/32 Paper A - To Approve minutes of meeting held on 13 June 2023 LGA 1972, sch 12, para 41

The minutes of the meeting held on 13 June 2023 were **APPROVED**.

PC 23/33 Paper B - To Note Planning Decisions Report – decisions between 7 – 21 June 2023

The report was **NOTED**.

PC 23/34 To Consider the following applications received from Dorset Council:

Application No: P/FUL/2023/02389
Location: 21 Gorse Road Corfe Mullen BH21 3SJ
Proposal: Sever land, demolish outbuildings and erect 1 No 3 bed chalet bungalow with balcony, Juliet Balcony and associated access and parking

Planning application: P/FUL/2023/02389 - dorsetforyou.com (dorsetcouncil.gov.uk)

Due to the timing to submit comments, members provided feedback to the proposed development via email which were submitted to the planning authority on 12 June 2023 ahead of the deadline.

A handwritten signature in black ink, appearing to read 'Mick Purvis'.

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

- Gorse Road is characterised in the main by single storey properties leading onto open green space (greenbelt), to which the proposed development is adjacent to.
- The size of the proposed dwelling is overlarge for the severed plot resulting in a cramped development.
- The proposal is contrary to the following policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014):
 - HE2 - due to its scale, bulk, height and visual impact which would not be compatible with its surroundings.
 - LN2 - potential severing of plot to result in high density housing for remainder of plot.
 - KS12 – due to cramped development there is limited vehicle parking facilities to serve the needs of the proposed development.
 - HE3 – the loss of view, visual amenity and privacy currently enjoyed by the applicant and neighbouring properties in Hillside Road.
ME3 - encourage a proactive approach to mitigating and adapting to climate change with commitment to sustainable renewable technologies in order to future proof and not incur future retro-fit costs.

Application No: P/FUL/2023/02369
Location: 8 Highfield Road Corfe Mullen BH21 3PE
Proposal: Demolish existing 2-bedroom bungalow and erect a 5 bedroom two storey house
Planning application: [P/FUL/2023/02369 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397349&cuuid=82ED2060-2D9F-4EDD-A94B-77B2AB19ED8C)

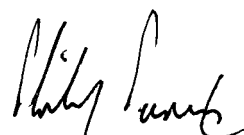
It was **RESOLVED** to object to the application on the following basis:

- The amended plans do not state the dimensions of the lowered roof. The proposed dwelling has not altered in terms of its footprint and bulk on the plot and is therefore contrary to Policy HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014), due to its scale, bulk, height, architectural style and visual impact which would not be compatible with its surroundings which is characterised by well-spaced chalet style bungalows on generous plots.
- The proposed development is within the impact risk zone of 400m of sites of Special Scientific Interest (SSSI) of international importance, part of the designated Dorset Heathlands SPA (Special Protection Area), and part of the Dorset Heaths SAC (Special Area of Conservation) and RAMSAR sites.
- Encourage a proactive approach to mitigating and adapting to climate change and commitment to sustainable renewable technologies in order to future proof and not incur future retro-fit costs in line with Policy ME3 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014).

Tree Works Application for Information Purposes only –

Application No: P/TRT/2023/03259
Location: 130 Springdale Road, Corfe Mullen Dorset BH21 3QL
Proposal: T1 Monterey Pine: Fell
T2 Monterey Pine: Fell
T3 Monterey Pine: Fell
Replant with similar coniferous tree species
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397349&cuuid=82ED2060-2D9F-4EDD-A94B-77B2AB19ED8C>

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



PC 23/35 Paper C – To Consider Public Consultation on Pre-Submission Sturminster Marshall Neighbourhood Plan

The Clerk presented the report, noting the closing date to submit responses was 28 July 2023. The consultation online survey was based on the following topics:

- Climate Change & Flood Risk
- The Natural Environment
- Built Environment
- Housing
- Community Facilities
- Traffic, Transport and Rights of Way

Cllr Neil noted he planned to attend the public drop-in session on 6 July 2023.

It was **RESOLVED** for the Clerk to email the online survey link to all members of the Council for comment. The Clerk to then collate comments on behalf of the Town Council and complete online survey ahead of the deadline.

PC 23/36 Matters for forthcoming agendas No decisions can be taken¹

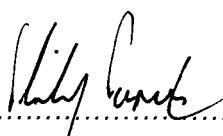
- **Application No: P/OUT/2023/01890 – Land to the south of the A31 Henbury Green, Sturminster Marshall** – Although not a statutory consultee, the Clerk noted members had provided feedback to the application in the neighbouring parish via email, which had been collated and submitted to the planning authority ahead of the deadline of 26 June 2023. The decision to be ratified at the next meeting scheduled on 11 July 2023.
- The Clerk confirmed a letter had been sent via email on 19 June 2023 to the Head of Dorset Council Planning on behalf of the Town Council to request a meeting with the Clerk and Chair of the Council to discuss Dorset Council Planning decision making process. To date, no response has been received.

Cllr Sowry-House requested a follow up email to be sent copying in the Chair of Dorset Council and in the event of no further response to escalate to the Chief Executive of Dorset Council.

PC 23/37 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 11 July 2023 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

Cllr Everett confirmed he was unable to attend the next meeting due to a hospital appointment. Cllr Purvis as the Vice-Chair of the Committee to chair the next meeting in his absence.

PC 23/38 Close of Meeting at 18:42.

Signed as a correct record of the meeting..........Date.....11/7/2023.....

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)

