



**Minutes of the meeting of Planning Committee held on
Tuesday 11 July 2023 at 18:30 in the Small hall of the Village Hall**

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

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

Public Participation

There were 3 members of the public present, none of whom wished to speak.

PC 23/39 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Everett who was recovering from a hospital procedure and Cllr Neil who was unwell.

It was **RESOLVED** to purchase a 'get well soon' card and flowers from the Chairman's allowance to send to Cllr Everett.

PC 23/40 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 23/41 Paper A - To Approve minutes of meeting held on 27 June 2023 LGA 1972, sch 12, para 41

The minutes of the meeting held on 27 June 2023 were **APPROVED**.

PC 23/42 Paper B - To Note Planning Decisions Report – decisions between 21 June 2023 – 5 July 2023

The report was **NOTED**.

PC 23/43 To Consider the following applications received from Dorset Council:

Application No: P/HOU/2023/03599
Location: 8 Towers Farm Corfe Mullen BH21 3NY
Proposal: Single storey rear extension.
Planning application: P/HOU/2023/03599 - dorsetforyou.com (dorsetcouncil.gov.uk)

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

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

Application No: P/HOU/2023/03540
Location: 20 Amber Road Corfe Mullen BH21 3US
Proposal: Single storey rear extension.
Planning application: [P/HOU/2023/03540 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://dorsetforyou.com/dorsetcouncil.gov.uk)

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

Application No: P/FUL/2023/03506
Location: The Coventry Arms Mill Street Corfe Mullen BH21 3RH
Proposal: Alterations to outside space.
Planning application: [P/FUL/2023/03506 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://dorsetforyou.com/dorsetcouncil.gov.uk)

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

Application No: P/HOU/2023/02506
Location: 29 Hanham Road Corfe Mullen BH21 3PX
Proposal: Single storey rear extension and convert loft into habitable accommodation.
Planning application: [P/HOU/2023/02506 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://dorsetforyou.com/dorsetcouncil.gov.uk)

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

Application No: P/HOU/2023/03658
Location: 21 Viewside Close Corfe Mullen BH21 3ST
Proposal: Roof extension to include new dormers to rear and front (with inset PV solar panels), new bay window to front elevation and internal remodelling.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397827>

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

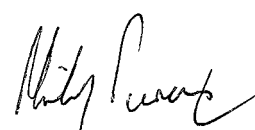
Application No: P/FUL/2023/02306
Location: Knoll Manor Clay Pit Red Lane Corfe Mullen Wimborne BH21 3RE
Proposal: Screening of inert materials to recover recyclable fraction.
Planning application: [P/FUL/2023/02306 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://dorsetforyou.com/dorsetcouncil.gov.uk)

Application No: P/VOC/2023/02245 (Variation of Condition)
Location: Knoll Manor Clay Pit Red Lane Corfe Mullen Wimborne BH21 3RE
Proposal: The early restoration of Knoll Manor Clay Pit, Corfe Mullen to agriculture and species rich grassland using imported inert waste. (Variation of condition 4 of planning permission 3/12/0910/CPO - Duration to extend end date from 31/12/2023 to 31/12/2027).
Planning application: [P/VOC/2023/02245 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://dorsetforyou.com/dorsetcouncil.gov.uk)

Members considered both applications as they were linked to the same location and sympathised with the residents in neighbouring properties who would be affected by prolonged disruption and noise levels associated from mineral extraction in a quiet and peaceful location.

It was **RESOLVED** to support the residents in neighbouring properties and object on the following basis:

- The proposal is contrary to policy HE3 within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014) as a result of the loss of amenity and privacy currently enjoyed by neighbouring properties due to noise levels and disruption whilst carrying out mineral extraction for an extended period.
- Impact on wildlife ingress.



Application No: P/VOC/2023/03340 (Variation of Condition)
Location: 32 Beech Close Corfe Mullen BH18 9NJ
Proposal: Minor material amendment to approved planning application 3/17/3583/HOU (Raise roof of part of dwelling to provide accommodation in the roof space and works to alter steps at front) to amend the front steps, reduce the height of the front wall and create a new wall with smaller patio area.

Planning application: P/VOC/2023/03340 - dorsetforyou.com (dorsetcouncil.gov.uk)

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

Certificate of Lawful Use for information purposes only:

Application No: P/CLP/2023/03318
Location: 116 Springdale Road Corfe Mullen BH21 3QL
Proposal: Erect new outbuilding.
Planning application: P/CLP/2023/03318 - dorsetforyou.com (dorsetcouncil.gov.uk)

Application No: P/CLP/2023/03452
Location: Knoll Lodge Knoll Lane Corfe Mullen Dorset BH21 3RF
Proposal: Erect studio in garden and carry out associated landscape works.
Planning application: P/CLP/2023/03452 - dorsetforyou.com (dorsetcouncil.gov.uk)

Application No: P/CLP/2023/03372
Location: Bed and Breakfast Linden Lea Higher Merley Lane Corfe Mullen BH21 3EG
Proposal: A small infill ground floor rear extension, to help connect rear utility to main house and improve the size of the kitchen.
Planning application: P/CLP/2023/03372 - dorsetforyou.com (dorsetcouncil.gov.uk)

The Certificates of Lawful Use were **NOTED**.

New provisional TPO:

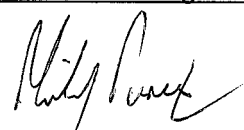
Application No: TPO/2023/0036
Location: Land adjacent to 7 Victory Gardens, Corfe Mullen
Proposal: New provisional TPO made T1 – Oak On land adjacent to 7 Victory Gardens, Corfe Mullen. The Authority has made this Tree Preservation Order because it is considered that premature removal or extensive pruning of the trees would have a significant negative impact on the amenity to the local environment and its enjoyment by the public.

It was **RESOLVED** to support the application for a Tree Preservation Order (TPO) on T1 oak on land adjacent to 7 Victory Gardens, Corfe Mullen.

Non material amendment for information purposes only:

Application No: P/NMA/2023/03768
Location: 33 Corfe View Road Corfe Mullen BH21 3LY
Proposal: Non material amendment to approved planning application P/HOU/2022/04740 (Bungalow Conversion - extensions to form 2 storey dwelling (as amended by plans received 22.2.2023) to make building slightly smaller to reduce carbon foot print in relation to materials and provide a simplified building method.

Planning application: P/NMA/2023/03768 - dorsetforyou.com (dorsetcouncil.gov.uk)



The Non-Material amendment was **NOTED**.

For Ratification:

Application No: P/OUT/2023/01890
Location: Land to the south of the A31 Henbury Green Sturminster Marshall
Proposal: Construction of a service area and amenities building with fuelling facilities, including that for electric and hydrogen powered vehicles and a battery storage facility accessed via new roundabout access to the A31 and to include the extraction of minerals on site and the construction of a new egress from mineral and waste operations at Henbury with associated landscaping, screening, water management and wetland and woodland habitat creation. (All matters reserved except access).

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=395700>

Due to the timing to submit comments, members provided feedback to the proposed development via email which was submitted to the planning authority on 26 June 2023 ahead of the deadline.

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

- The transport assessment report provides comparison data which is out of date and should be updated in terms of the average traffic flow and accident data including HGV vehicles. Both statistics are significant in the decision-making process, as a result of the proposed development and potential increase in traffic movement on the A31.
- Concern with the proximity of a new roundabout to the existing roundhouse roundabout, where traffic movement is already slow on this stretch of the A31. Increase in traffic pollution as a result of another junction within 500 metres of the existing junction.
- Wessex Water operate a strategic water supply source from Corfe Mullen benefiting from the extraction from the Chalk Aquifers. This important facility forms part of Wessex Waters supply grid supplying potable water to a wide area of the Southwest, to such an extent that a £228m investment in 2018 created an important pipeline to Salisbury with the capacity of supplying 20m litres of water per day to ensure water security to a widening area. The risk to the potable water supply from potential ground contamination created from the proposed development must be viewed as a real risk and could potentially create a catastrophic failure.
- The proposal is contrary to the following policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014):
 - KS3 – Protecting open land/Green Belt between Corfe Mullen and Sturminster Marshall conurbations.
 - ME1 – There is no evidence of the net gain to safeguarding biodiversity and geodiversity, albeit a creation of woodland habitat is mentioned without material detail.
- There is already a service station provision on the same stretch of the A31 near the lake gates roundabout.



PC 23/44 Matters for forthcoming agendas No decisions can be taken¹

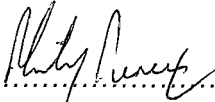
The Clerk provided an update on the following:

- **A31 Slip & Slide** – The opening dates of the commercial business were in excess of 28 days allowed under permitted development rights. This matter had been reported to Dorset Council Planning Enforcement who were investigating.
- **Static Caravan on land off Rushall Lane** – The siting of the caravan on Green Belt land had been reported to Dorset Council Planning Enforcement who had visited the site.
- **Dorset Soldier Pub, Wareham Road, Corfe Mullen** – A licensing application had been received from Dorset Council Licensing. Members were asked to provide feedback to the application via email ahead of the deadline of 13 July 2023. The decision to be ratified at the next meeting scheduled on 25 July 2023.

Cllr Holland noted road closure signs had been installed adjacent to the Windgreen Roundabout on Wareham Road and asked if the reason for the closure was known. The Clerk was not aware of the road closure and agreed to investigate and report back outside of the meeting.

PC 23/45 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 25 July 2023 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/46 Close of Meeting at 19:05.

Signed as a correct record of the meeting..........Date.....25/7/2023.....

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)