



**Minutes of the meeting of Planning Committee held on  
Tuesday 25 July 2023 at 18:30 in the Small hall of the Village Hall**

**Present:**                   **Councillors**  
P Purvis (Chair)  
S Florek  
A Holland  
P Neil  
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.

The Clerk reported that following Cllr Florek's recent new councillor induction, due to vacancies on the Planning Committee, Cllr Florek had requested to be a member of the Committee, therefore he was attending his first meeting. Cllr Purvis welcomed Cllr Florek as a member of the Planning Committee.

**PC 23/47    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.

**PC 23/48    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 23/49    Paper A - To Approve minutes of meeting held on 11 July 2023** LGA 1972, sch 12, para 41

The minutes of the meeting held on 11 July 2023 were **APPROVED**.

**PC 23/50    Paper B - To Note Planning Decisions Report – decisions between 5 July – 19 July 2023**

Cllr Neil noted it was disappointing Dorset Council Planning had granted permission for application no. P/FUL/2023/02369 - 8 Highfield Road, Corfe Mullen, BH21 3PE, when the Town Council had raised objections based on local and national planning policies, particularly in reference to the following policies:

- 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.

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

- 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.
- Policy ME3 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014). To 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 retrofit costs.

The Clerk advised a meeting was due to be scheduled with Dorset Council's Head of Planning and the Chair of the Town Council, Cllr Sowry-House to discuss the Town Council's concerns relating to inconsistent planning decisions made by officers within the Parish and agreed to use this application as an example for discussion at the meeting in order to understand the rationale for Dorset Council Planning granting permission.

The report was **NOTED**.

**PC 23/51 To Consider the following applications received from Dorset Council:**

**Application No:** P/HOU/2023/03214  
**Location:** 108 Springdale Road Corfe Mullen Dorset BH21 3QL  
**Proposal:** Single storey rear extension.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397290>

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

**Application No:** P/FUL/2023/03504  
**Location:** Coventry Arms Mill Street Corfe Mullen Wimborne BH21 3RH  
**Proposal:** Erect rear single-storey extension.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397649>

It was noted the application was for retrospective approval as the extension was already built.

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

**Tree Works Application for Information Purposes only –**

**Application No:** P/TRT/2023/03882  
**Location:** Cogdean Elms Nature Reserve Corfe Mullen  
**Proposal:** G11 1 x Silver Birch: Fell. T190 Field Maple: Prune from Humber Road/building by 1.5m.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398098>

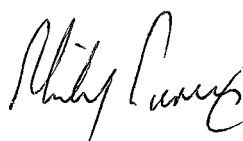
The tree works application was **NOTED**.

**PC 23/52 Matters for forthcoming agendas No decisions can be taken<sup>1</sup>**

The Clerk provided an update on the following:

- **A31 Slip & Slide** – Dorset Council Planning Enforcement had visited the site. A retrospective planning application had been received to be included for review and comment at the next meeting scheduled on 8 August 2023.

<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)

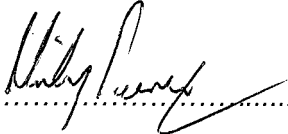


- **Static Caravan on land off Rushall Lane** – There was no further update following Dorset Council Planning Enforcement visiting the site.
- **Dorset Soldier Pub, Wareham Road, Corfe Mullen** – A response to the licensing application received from Dorset Council Licensing had been submitted by the deadline, to be ratified at the next meeting scheduled on 8 August 2023.

Cllr Holland noted a property with substantial land of up to half an acre with valuable mature trees had recently been sold, subject to contract on Albert Road, Corfe Mullen. The Clerk agreed to correspond with the Dorset Council Tree Officer with a view to ensuring the trees were protected with a Tree Preservation Order (TPO).

**PC 23/53 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 8 August 2023 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 23/54 Close of Meeting at 18:47.**

Signed as a correct record of the meeting..........Date.....8/8/2023.....

