



**Minutes of the meeting of Planning Committee held on  
Tuesday 8 August 2023 at 18:30 in the Small hall of the Village Hall**

**Present:**                   **Councillors**  
P Purvis (Chair)  
D Everett  
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.

**PC 23/55    To Receive and Accept apologies for absence** (LGA 1972 s85 (1))

There were no apologies for absence.

**PC 23/56    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 23/57    Paper A - To Approve minutes of meeting held on 25 July 2023** LGA 1972, sch 12, para 41

The minutes of the meeting held on 25 July 2023 were **APPROVED**.

**PC 23/58    Paper B - To Note Planning Decisions Report** – decisions between 19 July 2023 – 2 August 2023

The report was **NOTED**.

**PC 23/59    To Consider the following applications received from Dorset Council:**

**Application No:**       P/FUL/2023/04060  
**Location:**            2 Blythe Road Corfe Mullen BH21 3LR  
**Proposal:**            Erect 5 bedroom chalet bungalow with attached garage and associated parking and landscaping  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398311>

Members noted previous application no. 3/21/0362/FUL for two 3-bedroom semi-detached houses on the site which had been refused. Whilst members were not opposed to the new proposal to erect one dwelling, sought clarity on the rationale for

A handwritten signature in black ink, appearing to read "Andy Purvis".

Dorset Council Planning Officers pre-application guidance relating to Policy HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014) and National Planning Policy Framework (NPPF) paragraph 130 in terms of consistency when considering applications of a similar design. The Clerk advised she would raise the matter at the meeting to be scheduled with the Head of Dorset Council Planning.

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

**Application No:** P/HOU/2023/00457  
**Location:** 3 Newlands Way Corfe Mullen Dorset BH18 9JH  
**Proposal:** Demolish existing garage, construct single storey side and rear extension. Alterations to driveway.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393939>

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

**Application No:** P/FUL/2023/04036  
**Location:** Meadow Farm Mill Street Wimborne  
**Proposal:** Temporary use of agricultural land for the Mega Slip and Slide  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398276>

Members discussed the application and were supportive of the comments already submitted by Sturminster Marshall Parish Council.

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

There is a public right of way footpath E37/26 running through the site. The proposal is contrary to policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014) as follows:

- Policy KS11 - Visibility splay and no safe access to the site from the existing A31 transport network.
- Policy ME1 - Removal of the hedgerow impacting on the habitats and species with measures to avoid or adequately mitigate the harm to biodiversity relating to new native hedging and tree/shrub planting not visible.
- Policy ME6 - No evidence of a flood management strategy and delivery plan due to the area being susceptible to groundwater flooding.

**Application No:** P/FUL/2023/04067  
**Location:** Smugglers Hyde 47 Brook Lane Corfe Mullen BH21 3RD  
**Proposal:** Sever the plot and erect a replacement dwelling to southern side of land  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398318>

**Application No:** P/FUL/2023/04037  
**Location:** Smugglers Hyde 47 Brook Lane Corfe Mullen  
**Proposal:** Erect a new dwelling on the northern side of the land  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398277>

Members considered both applications as they were linked to the same location, noting there had been several applications for the site over the years with application no. P/FUL/2023/01483 to sever plot and erect a new dwelling being granted on 28 July 2023.

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



Access to site is dangerous as Brook Lane is a single track, un-adopted gravel lane which will not cope with additional traffic. Both proposals are contrary to policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014) as follows:

- Policy LN2 - Potential severing of plot to result in high density housing for remainder of plot.
- Policy HE2 - Size of the proposed dwellings are overlarge for the severed plot and 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.

**Application No:** P/PIP/2023/04044  
**Location:** Land at Knoll Farm Corfe Mullen  
**Proposal:** Erect 10 affordable housing units  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398287>

The withdrawn application was **NOTED**.

#### **New Tree Preservation Order:**

**Application No:** TPO/2023/0043  
**Location:** Land on the Southeast side of Broadmoor Road, Corfe Mullen, Wimborne, Dorset  
**Proposal:** A1 - All trees of whatever species

Members were supportive of the Tree Preservation Order (TPO) noting the duty to replace trees which are removed in contravention of the TPO.

It was **RESOLVED** to support the Tree Preservation Order.

#### **Open Licence Application:**

**Application No:** 036816  
**Location:** Hillview Post Office & Store 222 Wareham Road Corfe Mullen Wimborne BH21 3LN  
**Proposal:** Premises licence under the Licencing Act 2003 to supply alcohol. Established store/post office and café will be under new management/ownership with the two units renovated and refitted into one unit.

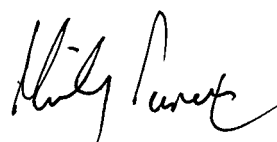
Members were supportive of the open licence application and felt it would make the post office more sustainable for the future and enhance the facilities already enjoyed by the residents in the Hillview area of Corfe Mullen.

It was **RESOLVED** to support the open licence application.

#### **For Ratification:**

**Premises Licence No:** PL0149  
**Applicant:** Hall & Woodhouse Limited  
**Location:** Dorset Soldier, 117 Wareham Road, Corfe Mullen, BH21 3JZ  
**Proposal:** Licensing variation to approve additional plan of the premises to include external areas and opening times on new year's eve from 10:00 until 02:00 on new year's day.

[de2ac336-6322-f97a-db0a-119bfbfd09201 \(dorsetcouncil.gov.uk\)](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=de2ac336-6322-f97a-db0a-119bfbfd09201)



Due to the timing to submit comments, members were asked to provide feedback to the licencing application via email ahead of the deadline of 13 July 2023. No comments were received.

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

**Non-Material Amendment - For Information Purposes Only:**

**Application No:** P/NMA/2023/04162  
**Location:** Land West of Sleight Lane Sleight Lane Corfe Mullen  
**Proposal:** Non-material amendment to PP P/RES/02828 (Landscaping scheme submitted as reserved matters in conjunction with outline application 3/18/0996/OUT) to removal of the proposed pond and its replacement with tree planting as per the approved biodiversity mitigation plan. Additional tree planting to the eastern boundary as required by condition 3 of Tree Decision Notice P/TRT/2022/02312.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398433>

Cllr Neil raised concerns pertaining to what was deemed to be a non-material amendment in terms of removal of the proposed pond being an integral part of the original planning consent and the impact on the loss of biodiversity. As a result of net loss of habitats and the developer being unable to mitigate or enhance measures, a financial contribution will be required.

The Clerk agreed to follow up with the Dorset Council Planning Officer relating to the control of the benefits of the financial contribution.

**Tree Works Application - For Information Purposes Only:**

**Application No:** P/TRT/2023/04346  
**Location:** Communal area at Olivia Close Corfe Mullen Dorset BH21 3BX  
**Proposal:** T1 Oak: Fell. Once removed a replacement, or 2, can be planted.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=398639>

Cllr Neil raised concerns relating to the duty to replace trees which are removed in contravention of the TPO following removal of the T1 Oak. The Clerk agreed to follow up with the Dorset Council Tree Officer.

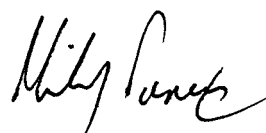
**PC 23/60 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

The Clerk provided an update on the following:


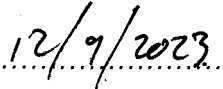
- **Static Caravan on land of Rushall Lane** – This was being progressed by Dorset Council Planning Enforcement.
- **Land on Albert Road** – The Clerk had corresponded with a Dorset Council Tree Officer who confirmed the trees were protected by Tree Preservation Orders (TPO) at the property recently sold, subject to contract, on Albert Road.

**PC 23/61 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 22 August 2023 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

<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 23/62 Close of Meeting at 19:24.**

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

