



**Minutes of the meeting of Planning Committee held on
Tuesday 13 February 2024 at 18:30 in the small hall of the Village Hall**

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

In Attendance: Catherine Horsley (Town Clerk & RFO)
Rachel Virrill (Deputy Town Clerk - Minute Taker)

Public Participation

Cllr Purvis introduced himself to the 7 members of the public present, 3 of whom wished to speak relating to variation of condition application no. P/VOC/2024/00411 – 33 Corfe View Road, Corfe Mullen, BH21 3LY.

The three members of the public who spoke, spoke passionately about their concerns and objections to the development, noting the original planning application no. P/HOU/2022/04740 was granted permission in April 2023. The members of the public felt the development contravened the Dorset Council Officers' report with comments noted as follows:

- Gas mains were being installed on the development which contravened the National Planning Policy Framework (NPPF), para 4 in that it was not a sustainable development.
- Adjacent neighbouring properties are single storey dwellings, built in red brick or render. The development is a large 2-storey dwelling, over-shadowing the neighbouring properties which is not compatible with its surroundings. Furthermore, the charcoal grey cladding noted in the application does not reduce the visual impact on neighbouring properties. This contravenes NPPF, para 12, due to the development's visual impact not being compatible with its surroundings.
- The development is not consistent with the special character of the area. The oversized development set a precedent for over-development in the area and contravenes NPPF, para 15.
- The amendment to the size and design of the windows noted in the application had already been installed.
- In the members of the public opinion, the Dorset Council Officers' assessment relating to tick boxes 'yes/no' was wrong.
- There had been ongoing conflict with Dorset Council Planning regarding the development during the past 18 months which was being progressed through the Ombudsman. Dorset Council Planning had not responded to residents' questions relating to the development and permission granted, despite receiving numerous objections from neighbouring residents and the Town Council.

The Chair thanked the members of the public for their representation and opened the meeting.

A handwritten signature in black ink, appearing to read 'Philip Purvis', is written over a horizontal line.

PC 23/157 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

There were no apologies for absence.

PC 23/158 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 23/159 Paper A - To Approve minutes of meeting held on 23 January 2024 LGA 1972, sch 12, para 41

The minutes of the meeting held on 23 January 2024 were APPROVED.

PC 23/160 Paper B - To Note Planning Decisions Report – decisions between 17 January 2024 – 7 February 2024

The planning decisions report was NOTED.

PC 23/161 To Consider the following applications received from Dorset Council:

Following the members of the public representation, the Chair proposed to consider the variation of condition application P/VOC/2024/00411 – 33 Corfe View Road, Corfe Mullen, BH21 3LY in the first instance.

Variation of Condition:

Application No: P/VOC/2024/00411
Location: 33 Corfe View Road Corfe Mullen BH21 3LY
Proposal: Application to Vary Condition 2 of Approved P/A P/HOU/2022/04740 (Bungalow Conversion - extensions to form 2 storey dwelling (as amended by plans received 22.2.2023)) Alter the material finish of the first-floor elevations.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402933>

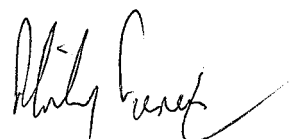
Members acknowledged and supported the concerns and frustrations raised by the members of the public. The Town Council had strongly objected to the previous applications for this site in August 2022 and March 2023, furthermore, planning permission had been granted under a nominated officer delegated decision rather than being referred to the Eastern Planning Committee, which was disappointing.

Members felt the previous objections still stood in terms of being out of character, incompatible and unsympathetic to its surroundings, an overdevelopment out of scale with the neighbouring properties in respect of its scale, bulk and visual impact. The depth and height of the development had resulted in a visually dominant building that was overbearing, resulting in loss of natural light which had a detrimental impact to the amenity enjoyed by neighbouring properties.

Members also felt the reduction in window sizes and charcoal grey cladding would not resolve any of the concerns raised by the residents of the neighbouring properties.

It was **RESOLVED** to **STRONGLY OBJECT** to the application as follows:

- The application fails to comply with NPPF para 127 in that the variation is out of character and unsympathetic to its surroundings.



- The application is contrary to adopted Policy HE2 of the adopted Local Plan and the guidance in the National Design Guide in that it is incompatible with its surroundings in respect of its visual impact.
- The development results in a visually dominant building that is overbearing and results in loss of natural light which has a detrimental impact to the amenity currently enjoyed by neighbouring properties.
- Amendments to the front and rear elevations in terms of window sizes, use of vertically hung charcoal grey wall cladding and use of natural oak cladding to underside of balcony terrace soffit would not improve privacy and reduce visual impact on neighbouring properties.
- The amendments to windows stated in the variation are already in place.
- Work on site should cease whilst the Ombudsman was dealing with the ongoing complaint.

It was noted that there are several planning issues outstanding and it was agreed for the Clerk to pursue an in-person meeting to be scheduled with the Head of Dorset Council Planning, the Chair of the Council and herself, to discuss and address some of the planning issues currently being experienced.

Application No: P/HOU/2024/00262
 Location: 41 Hadrian Way Corfe Mullen BH21 3XF
 Proposal: Convert garage and change garage door to window.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402740>

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

Application No: P/HOU/2023/06732
 Location: 81A Jubilee Road Corfe Mullen BH21 3NJ
 Proposal: Erect tiled sloping roof over existing garage and porch.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=401491>

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

Application No: P/FUL/2024/00143
 Location: 1 & 3 Coronation Way and 16 Victory Gardens, Corfe Mullen, Dorset BH21 3EN
 Proposal: Removal of existing walls to slab level followed by reconstruction of 1 & 3 Coronation Way to reinstate the first floors and roofs lost to fire damage, with associated works. Reroofing 16 Victory Gardens following fire damage, with associated works.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402595>

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

Application No: P/FUL/2023/07347
 Location: Hope Farm Mill Street Corfe Mullen BH21 3RQ
 Proposal: Retention of a stable and conversion of the stables into a temporary rural worker dwelling with sheds for ancillary residential storage and change of use of land to a mixed agricultural and alpaca trekking enterprise.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402210>

Members noted their concern about the retrospective application to develop this site, within the Green Belt.

It was **RESOLVED** to **STRONGLY OBJECT** to the application as follows:



The proposal to convert an unauthorised structure, namely the stable into a rural worker dwelling contravenes the following policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014):

- HE2: The proposed development is in a rural setting and would be out of character and not compatible with its surroundings and compromise the tranquillity of the area.
- HE3: The proposed development does not protect and seek to enhance the landscape character of the area which features cultural, historical and heritage value due to the vicinity of St Huberts Grade II listed church.
- PC4: The development would harm the amenity and enjoyment of the countryside through the impact of noise and traffic generation. The development is not accessible by sustainable modes of transport other than the use of a car.
- KS3: The proposed development is within the Green Belt and fails to protect the separate physical identity of individual settlements in the area.

The proposal is also contrary to the following policies within the NPPF paragraphs:

- 147: The proposed development is not well-served by public transport.
- 154 a) & d): The proposed development does not replace a building for the same use and is not intended as a building for agricultural purposes.
- 180 a): The proposed development does not protect and/or enhance valued landscapes and biodiversity of the area.

The application site lies within the Green Belt with the proposal being an inappropriate development in the Green Belt and harmful to the Green Belt by definition. There are no very special circumstances evident to outweigh the harm from inappropriateness and the proposal is contrary to the Green Belt policy set out in NPPF.

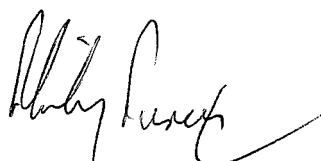
By example, a recent planning application on Mill Street, 0.3 miles from the proposed development was not granted planning consent due to inappropriate development in the Green Belt and harmful to the Green Belt by definition.

Application No: P/FUL/2024/00441
Location: Meadow Farm Meadow Farm Lane Corfe Mullen BH21 3HT
Proposal: Creation of a new access and stopping up of three existing accesses to include an interconnecting farm track at Meadow Farm.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402972>

It was **RESOLVED** to **STRONGLY OBJECT** to the application as follows:

- The actual address of the site is Meadow Farm, Mill Street, Corfe Mullen not as stated on the application.
- The application site boundary shown in red on the location plan is less than 0.1 hectares, however, the whole site shown in blue should be taken into consideration when assessing the application.
- On the basis that the whole site is over 0.1 hectares, the application should follow the Dorset Biodiversity Appraisal Protocol and include an Ecological Impact Assessment and Biodiversity Plan or a Landscape Ecology Management Plan.
- There is a public right of way footpath E37/26 running through the site.
- The application does not demonstrate the proposal complies with NPPF para 110 (b) and that safe and suitable access can be achieved for all users.
- The application does not demonstrate the proposals would not result in an unacceptable or severe impact in safety or capacity terms, in accordance with NPPF para 111, or that any such impacts can be cost effectively mitigated to an acceptable degree, in accordance with NPPF 110 (d).



The proposal is contrary to policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014) as follows:

- KS11: Visibility splay and no safe access to the site from the existing A31 transport network.
- 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.
- ME6: No evidence of a flood management strategy and delivery plan due to the area being susceptible to groundwater flooding.

Tree Works Applications for Information Purposes Only:

Application No: P/TRT/2024/00631
Location: 17 Caesars Way Corfe Mullen Dorset BH18 9DP
Proposal: T1 Silver Birch: Fell and replant.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403199>

The tree works application was **NOTED**.

Application No: P/TRT/2024/00646
Location: 17 Wills Close Corfe Mullen Dorset BH21 3SR
Proposal: T38 Scots Pine: Fell to ground level. Replant with nursery grown 1.5m Liquidambar Styraciflua.
T41 Scots Pine: Fell to ground level.
T43 Scots Pine: Fell to ground level.
T46 Maritime Pine: Fell to ground level.
T47 Maritime Pine: Fell to ground level.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403215>

Members understood some of the trees stated came under a historical Tree Preservation Order (TPO) and felt contact should be made with the Dorset Council Tree Officer to review and consider the application before any tree works took place. It was noted the condition of the trees or alleged damage to the property did not warrant trees T41, T43, T46 and T47 being felled. However, consideration should be given to replanting trees should permission be granted.

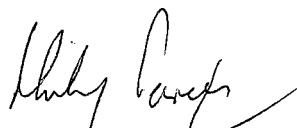
It was **RESOLVED** to pass comments on to the Dorset Council Tree Officer for consideration.

Application No: P/TRT/2024/00317
Location: Stonecrop Corfe Lodge Road Corfe Mullen Dorset BH18 9NQ
Proposal: T5 Beech: Formatively prune by the removal of low lateral branches on the North side growing into/over the roof of the garage equating to a crown lift on this side only of 5M. Prune other secondary branches to ensure a clearance of the built structure (not footprint) of the garage by 2M.
G2a Scots Pine: Fell to ground level.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402811>

The tree works application was **NOTED**.

Tree Preservation Order Consultations:

Application No: TPO/2024/0002
Location: Land on the South Side of Wimborne Road, East End, Corfe Mullen
Proposal: Group G1 – 15x Oaks



Members noted it was good news a Tree Preservation Order was to be put in place for the group of 15 oak trees on the land, south side of Wimborne Road.

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

PC 23/162 Paper C – To Note Sturminster Marshall Neighbourhood Plan

Members felt the Plan was very good and comprehensive with no further comments.

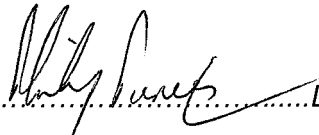
The Sturminster Marshall Neighbourhood Plan was **NOTED**.

PC 23/163 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas.

PC 23/164 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 27 February 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/165 Close of Meeting at 19:24.

Signed as a correct record of the meeting..........Date.....27/2/2024.....

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)