



**Minutes of the meeting of the Planning Committee held on
Tuesday 26 March 2024 at 18:30 in the small hall of the Village Hall**

Present: **Councillors**
P Purvis (Chair)
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

There were six members of the public present, two of whom wished to speak.

One member of the public wished to speak pertaining to planning application P/FUL/2024/01267 – 21 Hillside Road, Corfe Mullen, noting that as a large family, housing three generations in one home, they wished to build an environmentally friendly forever home more suitable for the additional needs of their family. The member of public asked members to consider supporting the application.

The second member of the public wished to raise concerns relating to planning application P/HOU/2021/04059 – 12 Beacon Road, Corfe Mullen, noting the following observations:

- Obscured glass not used on the dormer windows to protect the amenity and privacy of the neighbouring properties.
- The approved plans had a front door; however, this has not been installed with the property being accessed via a side door which affects the amenity and privacy of neighbouring properties.
- The driveway was incomplete.

The Clerk agreed to investigate and report back at the next Planning Committee meeting on 9 April 2024.

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

Following the member of public's representation, the Chair proposed considering item PC 23/189 – Application No: P/FUL/2024/01267 – 21 Hillside Road in the first instance.

PC 23/189 To Consider the following applications received from Dorset Council:

Application No: P/FUL/2024/01267
Location: 21 Hillside Road Corfe Mullen BH21 3SA
Proposal: Demolition of existing dwelling and erection of replacement dwelling

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403962>

Members felt the proposed development appeared low level and unobtrusive and that the applicants had considered the long-term ecological impact of the proposed development. However, the Dorset Council Sustainability Statement and Checklist

A handwritten signature in black ink, appearing to be 'P. Purvis', is written at the bottom of the page.

which came into force on 15 January 2024 had not been submitted as part of the planning application.

It was **RESOLVED** to **STRONGLY SUPPORT** the application; however, Dorset Council Planning should follow up submission of the Sustainability Statement and Checklist as part of the planning application process.

The Chair returned to the sequential agenda.

PC 23/185 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Everett who had prior commitment.

PC 23/186 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)

Cllr Hardy declared a non-pecuniary interest relating to planning application P/FUL/2024/01267 – 21 Hillside Road, due to residing nearby on the same road, albeit the applicant was not known to him personally.

PC 23/187 Paper A - To Approve minutes of meeting held on 12 March 2024 LGA 1972, sch 12, para 41

The minutes of the meeting held on 12 March 2024 were **APPROVED**.

PC 23/188 Paper B - To Note Planning Decisions Report – decisions between 6 - 20 March 2024

Cllr Neil noted his disappointment at the lack of consistency in Dorset Councils decision making process relating to planning applications P/FUL/2023/06224 – Land adjacent to Home Farm Cottages, Waterloo Road, Corfe Mullen and P/FUL/2023/05990 – Caretakers Flat, Castle Court School, Knoll Lane, Corfe Mullen.

It was agreed for both planning applications to be used as example cases when the Clerk and Chair of Council finally meet with Dorset Council's Head of Planning.

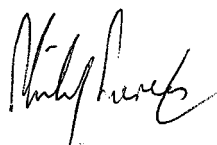
The planning decisions report was **NOTED**.

PC 23/189 To Consider the following applications received from Dorset Council

Tree Works Applications for Information Purposes Only:

Application No: P/TRT/2024/01272
Location: Land at E398655 N96671, Birch Close, Corfe Mullen, BH21 3TB
Proposal: T1 Cypress: Remove lower branches to a height of approximately 3m above ground level.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403968>

Application: P/TRT/2024/01271
Location: 7 Wickham Drive Corfe Mullen Dorset BH21 3JT
Proposal: T24 Maritime Pine: Reduce x2 primary branches growing over driveway back by 1.5m to suitable growth points.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403967>



The tree works applications were **NOTED**.

Non-Material Amendment for Information Purposes Only:

Application No: P/NMA/2024/01285
Location: 22 Southlands Avenue Corfe Mullen BH21 3JB
Proposal: Non-material amendment to Approved P/A P/HOU/2023/03808 (Raise existing ridge height with new gable roof including two dormer windows to extend the existing first floor accommodation) to change slate on dormers for weatherboarding, soffits, bargeboards and windows change from grey to white and natural timber cladding to gable end walls now to be cement rendered.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403981>

Cllr Sowry-House clarified the non-material amendment related to the change of external materials used.

The non-material amendment was **NOTED**.

Variation of Condition:

Application No: P/VOC/2024/00411 (Description changed)
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)) to amend plans.

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

The Clerk noted the wording of the proposal had been amended, with no further items for consideration. The objections already submitted to Dorset Council Planning on 27 February 2023, remained.

The variation of condition was **NOTED**.

PC 23/190 Paper C – To Note Highways Update and Consider New Items to Agree How to Proceed

The Clerk presented the report, noting the recent serious accident involving a young child on Blandford Road by Lockyers School. At the previous meeting the Clerk suggested for the newly elected Town Council to consider 20mph zones in the village following the elections in May 2024.

Members noted that in order to reduce the risk to pedestrians to look at ways to change drivers behaviours. It was agreed to await the accident investigation report before considering traffic calming measures in this location.

A member of the public has also raised further concerns for road safety on Wimborne Road, adjacent to the new housing developments by Lockyers School. Due to lack of parking within the development, residents were parking their cars along Wimborne Road, making it difficult for children to cross the road safely. The Clerk advised this was being followed up with the Dorset Council Road Safety Team.

The Clerk advised she had received a complaint from a member of the public relating to users of the Royal British Legion (RBL) using Blandford Road, Newtown Lane and the new cemetery car park as an overflow car park. At times this had meant visitors



to the cemetery had been unable to park. A letter had been sent to the RBL requesting that users are reminded to park considerately.

Members discussed the highways update wording relating to vehicles parked on the pavements and how this may be misleading to members of the public. The Clerk agreed to review wording and update accordingly.

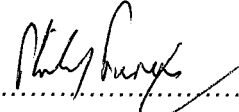
The Highways Update was **NOTED**.

PC 23/191 Matters for forthcoming agendas No decisions can be taken¹

- Update on planning application no. P/HOU/2021/04059 – 12 Beacon Road, Corfe Mullen.

PC 23/192 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 9 April 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/193 Close of Meeting at 18:58.

Signed as a correct record of the meeting..........Date.....9/4/2024.....

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)