



**Minutes of the meeting of the Planning & Highways Committee held on  
Tuesday 21 May 2024 at 18:30 in the small hall of the Village Hall**

**Present:**                   **Councillors**  
P Neil (Chair)  
J Bonham  
S Florek  
D Sowry-House  
V Papilio

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

**Public Participation**

There were two members of the public present, neither of whom wished to speak.

The Chair of the Council, Cllr Sowry-House opened the meeting, in the absence of the previous Chair.

**PC 24/01       To Elect a Chairman for the Municipal Year 2024/25**

Cllr Sowry-House proposed Cllr Neil as Chair of the Planning & Highways Committee for the municipal year 2024/25. This was seconded by Cllr Bonham with all members voting in favour.

Cllr Neil accepted the position.

It was **RESOLVED** that Cllr Neil be elected as Chair of the Planning & Highways Committee for the municipal year 2024/25.

**PC 24/02       To Elect a Vice-Chairman for the Municipal Year 2024/25**

Cllr Florek proposed Cllr A Holland as Vice-Chair of the Planning & Highways Committee for the municipal year 2024/25. This was seconded by Cllr Sowry-House with all members voting in favour.

Cllr Holland was unable to accept the position due to her absence.

It was **RESOLVED** that Cllr A Holland be elected as Vice-Chair of the Planning & Highways Committee for the municipal year 2024/25, subject to accepting the position.

**PC 24/03       To Receive and Accept apologies for absence (LGA 1972 s85 (1))**

Apologies for absence were received and accepted from Cllr Hardy who had work commitments and Cllr A Holland due to medical reasons.

**PC 24/04       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)

A handwritten signature in black ink, appearing to be 'R. Hardy'.

Cllr Sowry-House declared a non-pecuniary interest due to his roles as Vice-Chair of the Dorset Council Eastern Area Planning Committee and Chair of the Dorset Council Strategic and Technical Planning Committee.

Cllr Sowry-House confirmed when discussing contentious larger developments as a member of the Town Council Planning & Highways Committee, he would not comment and abstain from voting.

Cllr Florek also declared a non-pecuniary interest due to being a member of the Dorset Council Eastern Area Planning Committee.

**PC 24/05 Paper A - To Approve minutes of meeting held on 23 April 2024** LGA 1972, sch 12, para 41

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

**PC 24/06 Paper B - To Note Planning Decisions Report** – decisions between 17 April – 15 May 2024

Cllr Neil noted planning application P/NMA/2024/02290 – 29 Hanham Road, Corfe Mullen BH21 3PX had been granted by Dorset Council Planning. However, the application was also included on the agenda for noting. The Clerk confirmed receipt of the application and decision had crossed over and were included on the agenda and planning decisions report for audit purposes.

The planning decisions report was **NOTED**.

**PC 24/07 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services**

**Application No:** P/HOU/2024/01897  
**Location:** Newtown, Newtown Lane Corfe Mullen BH21 3EY  
**Proposal:** Pitched roofs to replace flat roofs to existing side extensions.  
Conversion of existing garage to office.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=404701>

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

**Application No:** P/HOU/2024/01974  
**Location:** 16 Maxwell Road Corfe Mullen BH18 9JQ  
**Proposal:** New roof conversion and rear extension to form new first floor accommodation  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=404788>

It was **RESOLVED** that there were no objections. However, members noted the Dorset Council guidance note dated December 2023 relating to sustainability statement and checklist for planning applications, due to the proposed extension appearing to be over the 10% threshold to complete and submit the checklist. Members felt energy measures should be considered with the applicant encouraged to complete the checklist.

The guidance notes states 'Householder applications, alterations, and extensions to existing non-residential buildings that fall under the 10% threshold are not required to submit a completed checklist. Such applications are however encouraged to consider relevant parts of the checklist and submit either a completed checklist or include within their planning statement information to demonstrate how climate change has been taken into consideration.'



**Application No:** P/HOU/2024/02089  
**Location:** 17 Caesars Way Corfe Mullen BH18 9DP  
**Proposal:** First floor extension to existing single storey garage to create master bedroom suite, and porch to be reduced in size. Modernise existing facade with new windows and external finishes.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=404936>

It was noted the Committee had no objections to the previous planning application no. P/HOU/2023/02437 in November 2023 for this site. The revised plans had taken into consideration the Dorset Council Tree Officers report and showed a reduction in the proposed development resulting in no impact to the trees.

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

**Application No:** P/HOU/2024/01901  
**Location:** 5 Albert Road Corfe Mullen BH21 3QB  
**Proposal:** Single storey side link extension.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=404705>

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

**Application No:** P/HOU/2024/02168  
**Location:** 11 Central Avenue Corfe Mullen BH21 3JD  
**Proposal:** Erect detached double garage  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405036>

It was **RESOLVED** that there were no objections. However, consideration should be given to ensure the TPO trees located adjacent to the site of the proposed development were not interrupted during construction.

**Application No:** P/HOU/2024/02420  
**Location:** 3 Jupiter Way Corfe Mullen BH21 3XG  
**Proposal:** Erect single storey ground floor extension to the side of existing property to incorporate kitchen and dining  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405328>

It was **RESOLVED** that there were no objections. However, due to the proposed extension appearing to be over the 10% threshold to complete and submit the sustainability checklist. Members felt energy measures should be considered with the applicant encouraged to complete the checklist.

PC 24/08

**To Note Non-Material Amendment Applications received from Dorset Council Planning Services**

**Application No:** P/NMA/2024/02290  
**Location:** 29 Hanham Road Corfe Mullen BH21 3PX  
**Proposal:** Non-material amendment to PA P/HOU/2023/07396 (erect two storey extension and loft conversion) to adding external cladding at rear elevation. Replacing front bay window with flash window

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405177>

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



**PC 24/09 To Note Certificate of Lawful Use Proposed Applications received from Dorset Council Planning**

**Application No:** P/CLP/2024/02233  
**Location:** 15 Wayground Road Corfe Mullen BH21 3ED  
**Proposal:** A brick wall is planned to be built to the same height (1.2192 metres) to replace existing wooden panel fence along the boundary between 15 Wayground Road and 38 Stour View Gardens (34.5 metres in length) and also along 6.2 metres of Wayground Road  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405108>

The certificate of lawful use was **NOTED**.

**Application No:** P/CLP/2024/02421  
**Location:** Court Farm Cottage Mill Street Corfe Mullen BH21 3RH  
**Proposal:** Erection of a detached outbuilding to be used as a garden room  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405329>

The certificate of lawful use was **NOTED**.

**PC 24/10 To Note Tree Works Applications received from Dorset Council Planning Services**

**Application No:** P/TRT/2024/02272  
**Location:** 12 Cogdean Walk Corfe Mullen Dorset BH21 3XB  
**Proposal:** Oak: Remove low level damaged branch overhanging the owner's drive. Remove 2x low level secondary branches overhanging the neighbour's garden. (Annotated in photograph)  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405155>

The tree works application was **NOTED**.

**Application No:** P/TRT/2024/02613  
**Location:** 22 Cogdean Close Corfe Mullen Dorset BH21 3XA  
**Proposal:** T1 Oak: Fell to ground level and replant.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405553>

Members noted their concern with the condition of the tree and felt the Dorset Council Tree Officer should visit the site, prior to any tree works taking place.

The tree works application was **NOTED**.

**PC 24/11 To Consider and Comment on New Tree Preservation Order received from the Dorset Council Tree Officer**

**Application No:** TPO/2024/0033  
**Location:** Land south of Windgreen Roundabout, Corfe Mullen  
**Description:** T1 Oak

Members had no objection to a Tree Preservation Order (TPO) being placed on the oak tree. However, they felt Dorset Council should be mindful of carrying out maintenance to the limbs of the tree, particularly those overhanging the adjacent residential property as a result of the residents complaint to Dorset Council, which has been outstanding for several years.



It was **RESOLVED** that Cllr Sowry-House as Dorset Council Ward Councillor for Corfe would contact the Tree Officer to discuss the issues experienced by the resident.

**PC 24/12 Paper C – To Note Highways Update**

The Clerk reported there were no further updates since the last meeting. However, provided an update on the ongoing works being carried out by Southern Gas networks (SGN) on Wareham Road, adjacent to Corfe Mullen library, noting Dorset Council Highways had extended their permission for the road closure until 31 May 2024. Residents were increasingly frustrated by the temporary lights in place and should be encouraged to contact SGN direct with any concerns.

Cllr Florek noted some residents had commented that More Buses were not always stopping at the bus stop adjacent to the road closure, resulting in buses stopping further along Wareham Road. The Clerk confirmed an email would be sent to More Buses to make them aware of the situation and should drivers not be able to stop at the allocated bus stop, that a temporary bus stop was put in place further along the road.

The highways update was **NOTED**.

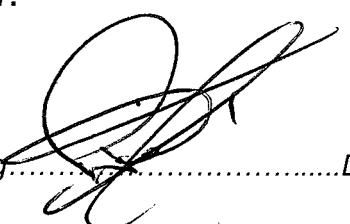
**PC 24/13 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

Cllr Neil noted the positive report from the Dorset Council Tree Officer relating to the proposed development on the land at Broadmoor Road.

**PC 24/14 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 28 May 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 24/15 Close of Meeting at 19:27.**

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



Date.....

28th May 2024

<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)

