



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 23 July 2024 at 18:30 in the small hall of the Village Hall**

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

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

Due to the Chair and Deputy Chair of the Planning & Highways Committee being absent, the Chair of the Council asked members if anyone wished to Chair the meeting. As no-one came forward, the Chair of the Council, Cllr Sowry-House chaired the meeting.

Public Participation

There was 3 members of the public present, none of whom wished to speak.

PC 24/61 **To Receive and Accept apologies for absence (LGA 1972 s85 (1))**

Apologies for absence were received and accepted from Cllrs A Holland and Neil, who both had personal commitments.

PC 24/62 **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)**

Cllrs Sowry-House and Florek declared a non-pecuniary interest due to being members of the Dorset Council Eastern Area Planning Committee.

PC 24/63 **Paper A - To Approve minutes of meeting held on 9 July 2024 LGA 1972, sch 12, para 41**

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 9 July 2024.

PC 24/64 **Paper B – To Note Planning Decisions Report – decisions between 3 July 2024 – 17 July 2024**

The planning decisions report was **NOTED**.

To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services:

Application No: P/HOU/2024/03883
Location: 2 Kiln Close Corfe Mullen BH21 3UR
Proposal: Single storey side extension and internal alts.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407018>

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

Application No: P/HOU/2024/03705
Location: 2 Ridgeway Corfe Mullen BH21 3HS
Proposal: Erect side extension with remodel and new roof. Formation of annexe. Close access on ridgeway and create new access to Blandford Road
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406821>

Members discussed the impact of the change of access onto Blandford Road and felt it was in line with the neighbouring property.

Cllr Bonham referenced the Dorset Council guidance document dated December 2023 relating to a 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. It was felt energy measures should be considered with the applicant encouraged to complete the checklist.

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

Application No: P/HOU/2024/03895
Location: 9 Caesars Way Corfe Mullen BH18 9DP
Proposal: Erect Single Storey Front, Side and Rear Extension
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407030>

The previous planning application no. P/HOU/2023/01955 – single storey front, side and rear extension, including alteration of first floor window, whereby the Committee had no objections with Dorset Council granting planning permission on 9 June 2023 was noted.

The Chair noted planning application no. P/HOU/2024/03895 had been submitted retrospectively as a result of Dorset Council Planning Enforcement visiting the site, due to representation from the neighbouring property who had raised concerns with the size of the side extension to their boundary and roadside, albeit they had no objection to the original plans.

Members discussed the material planning considerations, in terms of loss of amenity to the neighbouring property, scale, dominance and overdevelopment to the front of the site.

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

- Policy HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014), due to its scale, bulk and visual impact of the front/side extension which was not compatible with its surroundings characterised by well-spaced properties on generous plots and the relationship to neighbouring properties including minimising disturbance to amenity.
- Dorset Council guidance document dated December 2023 relating to a 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. It was felt energy measures should be considered with the applicant encouraged to complete the checklist.

Application No: P/HOU/2024/03660
Location: 15 Wayground Road Corfe Mullen BH21 3ED
Proposal: Replacement of current wooden fence panels with a brick wall of 1 metre in height and a length of 6.285 metres
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406773>

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

PC 24/66 To Note Variation of Condition Application received from Dorset Council:

Application No: P/VOC/2024/00411
Location: 33 Corfe View Road Corfe Mullen BH21 3LY
Description: 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.
This application will be considered by Eastern Planning Committee on 31 July 2024. The meeting will be held at: The Allendale Centre, Hanham Road, Wimborne, BH21 1AS.
<https://moderngov.dorsetcouncil.gov.uk/ieListMeetings.aspx?Committeeld=429>

The variation of condition application was **NOTED**.

PC 24/67 To Note Tree Preservation Order Variation received from Dorset Council:

Application No: TPO/2023/0079
Location: Land at 121 Wimborne Road, Corfe Mullen, Wimborne
Trees Specified: The description in the first schedule to the Order shall be amended to read "T1 Yew" instead of "T1 Oak". A new schedule has been produced with the previous description crossed out in red.

The Chair noted Dorset Council Tree Officers were visiting sites, to ensure Dorset Explorer data was up to date in relation to Tree Preservation Orders (TPOs) who anticipated completing the work by the end of 2024. Therefore, it was likely more TPO variations would be received over the coming months.

The tree preservation order variation was **NOTED**.

PC 24/68 To Note Tree Preservation Order Confirmation received from Dorset Council:

Application No: TPO/2024/0008
Location: Land at E398990 N96621, Rushcombe Way, Corfe Mullen BH21 3QR
Trees Specified: T1 – Thorn
T2 – Acer sp.
T3 – Sorbus sp.
T4 – Betula sp.

The tree preservation order was **NOTED**.

PC 24/69 To Note Tree Works Applications received from Dorset Council:

Application No: P/TRT/2024/03795
Location: 9 Croft Close Corfe Mullen BH21 3JE
Trees Specified: T1 Hornbeam: Undertake a branch reduction on all lateral growth only by no more than 1.2m from the tips inwards spanning from a S-SE direction. No pruning wounds will exceed 50mm in diameter and all cuts will be brought back to viable growth points. T2 Silver Birch: Undertake a targeted branch reduction of no more than 1m from the tips. Ensuring that all cuts are brought back to viable growth points and that no pruning wounds exceed 50mm in diameter. T3 Thuja Plicata: Raise the crown to no less than 4m from ground level.

The tree works application was **NOTED**.

PC 24/70 Paper C - To Note Tree work Schedule for Highmoor Close, Corfe Mullen, BH21 3PU

The tree work schedule was **NOTED**.

PC 24/71 Paper D – To Note Highways Update

The Clerk presented the report, noting the following updates:

- Line 2: Chair progressing with Dorset Council Highways.
- Lines 6 & 15: to form part of the review being undertaken by the Joint Working Party with Wimborne Minster Town Council relating to highways improvements on the A31 Lake Gates roundabout, Julians Bridge and B3078 Julians Road.
- Line 7: new request for speed restrictions on the A31 from Lake Gates to Roundhouse roundabouts as a result of difficulties exiting the services area, namely Esso Garage and Starbucks.
- Line 12: public consultation in progress.
- Line 13: Clerk and Chair following up with Dorset Council Road Safety Manager to arrange a site visit.
- Joint Working Party with Wimborne Minster Town Council meeting took place on 19 July 2024 with members in attendance from Corfe Mullen and Wimborne Minster Town Councils, along with representatives from Lytchett Minster & Upton Town Council, Pamphill & Sandwick Parish Council and Dorset Council Principal Transport Planner to review options for safety and accessibility for cyclists and pedestrians on the A31 Lake Gates roundabout, Julians Bridge and B3078 Julians Road and make recommendations to Dorset Council and National Highways.
- Draft Community Highways Request Policy to be presented to the Committee in September 2024 to provide clarity to residents and Councillors when requesting highways improvements.

Members considered the various requests for road safety improvements and the anticipated outcomes for those making the requests alongside innovative more cost-effective measures achieving the same outcome.

Cllr Hardy noted Vikki Slade MP for Mid Dorset and North Poole recent campaign against parking on pavements and suggested the Town Council should write to her in support of the campaign as result of parking issues experienced by Corfe Mullen residents.

The highways report was **NOTED**.

PC 24/72 Matters for forthcoming agendas No decisions can be taken¹

The following items for forthcoming agendas were noted:

- Minutes and Terms of reference of the Joint Working Party with Wimborne Town Council relating to road safety improvements on the A31 Lake Gates roundabout, Julians Bridge and B3078 Julians Road to be shared with the Committee.
- Review of draft Community Highways Request Policy to recommend approval and adoption by the Full Council.
- Procurement of Speed Indicator Device (SID) to be sited on Blandford Road.
- Update on Nature Emergency declared by Dorset Council at their Full Council meeting held on 18 July 2024.

PC 24/73 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 13 August 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

Cllrs Sowry-House and Florek noted their apologies, due to personal commitments.

PC 24/74 Close of Meeting at 19:16.

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

DRAFT