



**Minutes of the meeting of the Planning & Highways Committee held on Tuesday 24 September 2024 at 18:30 in the small hall of the Village Hall**

**Present:**                   **Councillors**  
P Neil (Chair)  
C Bonham  
S Florek  
L Hardy  
A Holland  
D Sowry-House

**In Attendance:**       Rachel Virrill (Deputy Town Clerk)  
Daryl Pearce (Deputy Town Clerk/Minute taker)

**Public Participation**

There were 13 members of the public present, three of whom wished to speak pertaining to planning application no. P/FUL/2024/05126 – Land adj. 11 Brook Lane Corfe Mullen Wimborne BH21 3RD.

An agent spoke on behalf of the applicant, stating the land was the last undeveloped plot on Brook Lane, which was a vacant overgrown plot with invasive species, noting it was not a high value habitat and encouraged anti-social behaviour to take place. The agent advised that no illegal tree felling had taken place and although seven trees required felling, all seven would be replaced, keeping the total number of trees at 31. The agent noted the applicant was committed to a 39.5% biodiversity gain which would be achieved by clearing invasive species and putting protective measures in place to protect wildlife. The agent was aware of neighbours' concerns regarding flooding issues and intended to work with other agencies to control water flow and minimise flooding.

Two members of the public noted their objections to the proposed development as follows:

- Flooding is a national crisis and for residents of Corfe Mullen, flooding was becoming a more serious issue than it ever has been. The felling of mature and established trees contributes to the problem.
- Young trees were not as efficient at removing water as established trees which required a higher volume of water, therefore felling and replacing seven mature trees with young trees would cause further flooding issues. Dorset Council had declared a climate emergency which should be taken into account.
- The applications drainage strategy states the existing surface water from the site would need to run into the drain on the opposite side of the road on Brook Lane which could result in water run off onto residents' properties. The drains on Brook Lane were already inadequate.
- The agent noting that there were invasive species on the site is misinformation, as there are many native species of trees and hedgerows. The site has a wide range of biodiversity and is a wildlife corridor with many sightings of foxes, badgers, bats and other species.
- The resident who lives very close to the site has never seen any evidence of anti-social behaviour at the location.
- Development of the site was previously refused and with four properties currently for sale close by the resident felt there was no current need for more development.

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

**PC 24/111 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Papilio who was unwell. Cllr P Cuckston was not present.

**PC 24/112 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 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 Florek also declared a non-pecuniary interest due to being a member of the Dorset Council Eastern Area Planning Committee.

Cllr Hardy declared a non-pecuniary interest due to his role as Chair of Dorset Catchment Partnerships.

**PC 24/113 Paper A - To Approve minutes of meeting held on 10 September 2024** LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 10 September 2024.

**PC 24/114 Paper B – To Note Planning Decisions Report** – decisions between 4 September 2024 – 18 September 2024

The planning decisions report was **NOTED**.

*Following representations from members of the public, the Chair proposed considering item PC 24/115 – Application No: P/FUL/2024/05126 – Land adj. 11 Brook Lane in the first instance.*

**PC 24/115 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services:**

**Application No:** P/FUL/2024/05126

**Location:** Land adj. 11 Brook Lane Corfe Mullen Wimborne BH21 3RD

**Proposal:** Erect a detached dwelling with associated parking and access.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408420>

Members discussed the impact on habitats and biodiversity, particularly the known wildlife on the site including foxes, badgers, extensive bat populations, birds and insects. Concerns were noted relating to the removal of established mature trees which were more efficient than new trees in terms of flooding risks.

Cllr Hardy felt the application was well-presented and resolved the flooding issues.

Members voted, with Cllr Hardy voting in support of the application, Cllrs Neil, Holland and Bonham voted to strongly object the proposal. Cllrs Sowry-House and Florek abstained.

It was **RESOLVED** to **STRONGLY OBJECT** on the basis shown in appendix 1.

**Application No:** P/HOU/2024/05023  
**Location:** 31 Rectory Avenue Corfe Mullen Wimborne BH21 3EZ  
**Proposal:** Single store rear extension - revised scheme, pitched roof to front projection.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408301>

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

**Application No:** P/HOU/2024/05047  
**Location:** 68 Phelipps Road Corfe Mullen BH21 3NW  
**Proposal:** Demolish existing conservatory, form new single storey rear and side extension with flat roof, with internal alterations.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408327>

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

**Application No:** P/HOU/2024/05010  
**Location:** 127 Wareham Road Corfe Mullen BH21 3JZ  
**Proposal:** Raise roof of existing dwelling to create additional first floor accommodation, with ground and first floor extensions. Conversion of existing garden building to annexe accommodation, with single storey extensions. (Amended description)

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408288>

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

**Application No:** P/HOU/2024/03382  
**Location:** Gilleve Wareham Road Corfe Mullen Wimborne BH21 3RU  
**Proposal:** Boundary fencing and foundation/base for replacement outbuilding.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406455>

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

**PC 24/116 To Note Tree Preservation Order Application received from Dorset Council:**

**Application No:** TPO/2024/0060  
**Location:** Land at Glendon, Brog Street, Corfe Mullen.  
**Trees Specified:** Group G1 – London Plane x5

The Tree Preservation Order application was **NOTED**.

**PC 24/117 Verbal – To Note Highways Update**

Cllr Sowry-House noted a meeting and site visits to Wimborne Road and Blandford Road adjacent to Lockyers School had taken place with the Dorset Council Highways Technical Team Leader on 16 September 2024. A more comprehensive update would be provided at the following Full Council meeting where all members would be present.

The update was **NOTED**.

**PC 24/118 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

There were no matters for forthcoming agendas.

<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 24/119** **To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 8 October 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 24/120** **Close of Meeting at 19.15**

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

DRAFT

## **Appendix 1 – Application no: P/FUL/2024/05126 - Land Adjacent to 11 Brook Lane Corfe Mullen BH21 3RD**

Members of the Planning Committee met on 24 September 2024 to consider the above application, noting the following comments:

- An application for this location was rejected by Corfe Mullen Town Council on 27 September 2022.
- This new application alters the location of the proposed dwelling from the previous application rejected by Dorset Council and the roof profile has been softened attempting to satisfy some of the HE2 issues.
- A pre application enquiry was initiated by the applicant on 4 October 2023 and subsequently a site meeting took place on 8 November 2023.
- Dorset Council Planning Officer provided a comprehensive pre-application response on 1 February 2024 stating 'the proposal fails to accord with planning policies HE2 and HE3 of the Christchurch & East Dorset Core Strategy, as it would not be compatible with its surroundings in respect of its relationship with mature trees. The proposals are unacceptable as set out in the report. A planning application would be very unlikely to be granted and therefore cannot be encouraged'.
- Dorset Council Planning Officer encouraged the applicant to enter discussion with both neighbours and Corfe Mullen Town Council prior to submitting a full application and to the best of the Committees knowledge neither party were approached. The policy of pre application discussion would align with paragraph 40 of the NPPF.
- Corfe Mullen Town Council announced a Climate Emergency in 2019 and is mindful of this when the Planning & Highways Committee review and comment on all planning applications to ensure attempts have been made to provide sustainable development. Members noted it was disappointing that 1.2 and 1.3 of the applicant's stainability statement checklist failed to address low carbon heating technologies and renewable energy generation.
- The site has challenges due to the presence of a large number of mature trees currently protected under a Tree Preservation Order. BS 5837 (2012), details the steps that should be taken to ensure trees are appropriately and successfully retained when a development takes place. Dorset Council Tree Officer noted that if BS 5837 (2012) was followed during the intended construction phase that tree casualties would become inevitable due to the unchartered root structures.
- Brook Lane is notorious for flooding and any change to the site dynamics due to the removal of vegetation and trees would exacerbate flooding issues. An attempt should be made to consider alternative drainage solutions under a SUDS scenario and drawing 6093/001 by Bellamy Roberts within the documents shows an attenuation tank for surface water and subsequently discharging into the existing surface water sewer which would appear to ignore the need to consider alternative solutions away from the current practices which would overwhelm the sewage network.

Following lengthy discussion, the Planning Committee strongly object on the following grounds:

The Proposal is contrary to the following policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014)

- **HE2 - Design of New Development:** The proposed development is in a semi-rural setting of Corfe Mullen, which will significantly compromise the tranquillity of the area and visual amenity. The development is out of character and not compatible with its surroundings and neighbouring properties, therefore, impacting on the amenity and privacy currently enjoyed by neighbouring properties.
- **HE3 - Landscape Quality:** The proposed development does not protect the current character of the settlement and the landscape setting, mature trees amid hedgerows, visual amenity, and wildlife corridors, along with noise, light pollution and motion from the proposed dwelling.
- **KS9 - Transport Strategy and Prime- Transport Corridors:** The proposed development is not located along and/or at the end of a prime transport corridor.
- **ME1 - Safeguarding Biodiversity and Geodiversity:** The proposed development does not protect, maintain, and enhance the condition of its habitats and species currently found within the proposed dwellings footprint.
- **ME2 - Protection of the Dorset Heathland's:** The proposed development is between 400m and 5km of protected European and internationally protected heathlands, Area of Great Landscape Value (AGLV), Sites of Special Scientific interest (SSSI), RAMSAR, Wild Purbeck Nature Improvement Area and Higher Potential Ecological Network and does not provide Suitable Alternative Natural Greenspace (SANG) or provision of other appropriate avoidance/mitigation measures.
- **ME3 - Sustainable Development Standards for New Development:** The completed Dorset Council Sustainability Statement and Checklist does not demonstrate a commitment to water and energy efficiency, solar gain, minimizing waste, pollution and water run off incorporating sustainable drainage, only 'anticipated or unknown'.

The proposal is also contrary to the following policies within the National Planning Policy Framework (NPPF) paragraphs:

- **82:** The proposed development does not support a housing development reflecting the local needs.
- **108:** The proposed development does not promote use of public transport.
- **111:** The plans do not demonstrate a provision of parking-space for charging plug-in and other ultra-low emission vehicles.
- **135c:** The proposed development is not sympathetic to the rural setting and local characteristics of its surroundings.
- **175:** No evidence of sustainable drainage systems or maintenance arrangements in place to ensure acceptable standard of operation for the lifetime of the development.
- **180a:** The proposed development does not protect and/or enhance valued landscapes and biodiversity of the area.
- **185a:** The proposed development does not safeguard the local wildlife and rich habitats and wider ecological networks.

Members request the application is considered in light of the above comments.