



NOTICE OF NEXT COUNCIL MEETING

Dear Councillors

You are hereby summoned to attend the following meeting:

Meeting of... **PLANNING AND HIGHWAYS COMMITTEE**
Time... **18:30**
Date... **Tuesday 28 May 2024**
Place... **Small Hall of the Village Hall, Towers Way, Corfe Mullen**

A handwritten signature in black ink, appearing to read 'C Horsley'.

Catherine Horsley
Town Clerk & RFO
22 May 2024

PUBLIC PARTICIPATION: In accordance with Standing Orders, a maximum of 30 minutes is set aside before the business of the meeting commences to enable members of the public to raise any issues pertaining to the agenda for the attention of Councillors. Up to 5 minutes is allowed for each person. Members of the public will only be permitted to speak during the Public Participation agenda item.

Councillors will be discussing all the items listed on the agenda below.

AGENDA

- PC 24/16 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 24/17 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)
- PC 24/18 Paper A - To Approve minutes of meeting held on 21 May 2024** LGA 1972, sch 12, para 41
- PC 24/19 Paper B - To Note Planning Decisions Report** – decisions between 15 May 2024 – 22 May 2024
- PC 24/20 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services**

Application No: P/HOU/2024/02458
Location: 35 Blandford Road Corfe Mullen BH21 3HD
Proposal: Demolish conservatory and build extension on same footprint.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405376>

Application No: P/HOU/2024/02096
Location: 49 Albert Road Corfe Mullen BH21 3QD
Proposal: Retain annex on the existing hardstanding, garage already demolished.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=404946>

To Consider and Comment on Variation of Condition received from Dorset Council Planning Services

Application No: P/VOC/2024/02665
Location: 2 Hillcrest Road Corfe Mullen BH21 3LX
Proposal: Erect a garden room (with variation of condition 4 of planning permission P/HOU/2022/08017 to permit the use of screw piles for the foundation system).
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405614>

To Consider and Comment on Outline Planning Permission received from Dorset Council Planning Services

Application No: P/OUT/2024/02668
Location: 74 Wareham Road Corfe Mullen Wimborne BH21 3LG
Proposal: Demolish existing bungalow and erect 11 no. residential units, 100% affordable housing (outline application only to determine access, appearance, layout and scale).

To Note TPO Confirmations received from Dorset Council Planning Services

Application No: TPO/2024/0039
Location: Land at 11 Central Avenue, Corfe Mullen, BH21 3JD
Trees Specified: T1 – Betula sp.
T2 – Pinus sp.
T3 – Pinus sp.
T4 – Liquidambar sp.

Application No: TPO/2023/0094
Location: Land at E398953 N97274, Wareham Road, Corfe Mullen, BH21 3NY
Trees Specified: T1 – Holly

Application No: TPO/2024/0007
Location: Land at E398655 N96671, Birch Close, Corfe Mullen, BH21 3TB
Trees Specified: T1 - Cypress

- PC 24/21 Paper C – To Note Highways Update**
- PC 24/22 Verbal - To Consider and Support Siting of Beryl Bikes on Wimborne Road adjacent to the Lambs Green Inn – Cllr Jackie Bonham**
- PC 24/23 Verbal - To Consider and Support Wildflower Planting on Grass Verges – Cllr Jackie Bonham**
- PC 24/24 Paper D – To Note and Consider Response to Planning Appeal – P/FUL/2023/00671 – Badgers Green, Waterloo Road, Corfe Mullen BH21 2SN**

- PC 24/25** **Matters for forthcoming agendas** No decisions can be taken¹
- PC 24/26** **To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 11 June 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.
- PC 24/27** **To Resolve to exclude members of the press and public** – to agree that agenda item PC 24/28 be dealt with after the public (including the press) have been excluded as publicity would prejudice the public interest by reason of the confidential nature of the business to be transacted under Public Bodies (Admissions to Meetings) Act 1960.
- PC 24/28** **Paper E – To Consider and Comment on Primary Consultation**
- PC 24/29** **Close of Meeting**

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)



**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)

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 taken¹

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*.....

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PLANNING AND HIGHWAYS COMMITTEE – REPORT

Meeting Date: 28 May 2024



Agenda Item: PC 24/19

Paper: B

Subject: Planning Decisions Report

Prepared By: Rebecca Callender, Administrative Assistant

Background: All planning decisions have previously been reviewed by the Planning Committee with any issues, objections and comments raised by the Committee being submitted to Dorset Council as part of the planning consultation process.

Key Points: The decisions listed within the report detail all decisions made between 15 May – 22 May 2024.

PLANNING DECISIONS

NONE

NON-MATERIAL AMENDMENTS

NONE

VARIATION OF CONDITION

NONE

CERTIFICATE OF LAWFUL USE

NONE

TREE DECISIONS

NONE

TREE PRESERVATION ORDERS

NONE

STATUTORY UNDERTAKER

NONE

Recommendation: To NOTE report.

PLANNING & HIGHWAYS COMMITTEE – REPORT

Meeting Date: 28 May 2024



Agenda Item: PC 24/21

Paper: C

Subject:	Highways Update
Prepared by:	Catherine Horsley, Town Clerk
Purpose of Report:	To note the update on current Highways issues being progressed by the Town Council office with National England and/or Dorset Council Highways.
Background:	<p>Members to consider all highways related matters in relation to the Parish of Corfe Mullen and to make any recommendations to Full Council for approval.</p> <p>Highways updates to also be provided to the Community Services Committee to note for information only.</p>
Key Points:	<p>Please see Appendix 1 listing highways related issues. There is one new update highlighted in red.</p> <p>For awareness, Dorset Council Highways carry out inspections in line with their Code of Practice - https://modern.gov.dorsetcouncil.gov.uk/documents/s4013/CodeofPracticefortheClassificationofHighwaySafetyHazardsDefects.pdf</p> <p>Road Closures – Members of the public can view proposed works via https://one.network/ or on the Town Council website under 'latest news'.</p>
Implications:	<p>£7500 has been allocated in the 2024/25 financial year for road safety measures.</p> <p>The road safety of Corfe Mullen residents, particularly school children attending local schools and play areas should be a priority for the Town Council. Even if the Town Council supports the request, the locations may not meet the criteria and/or are not guaranteed as other primary consultees may not support it.</p>
Recommendation:	To NOTE update.

Appendix 1 - Highways Update

No.	Location	Request	Comments	Update	Status
1.	Blandford Road, from Roman Heights Estate	New pedestrian crossing	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 0.41 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score meets the criteria for a formal crossing to be considered. Results have been passed to the Dorset Council Transport Planning Team for ranking, prioritisation and funding. Dorset Council, Implementation Team Manager confirmed location to be assessed later in 2024 before an engineer is assigned. Engineer will provide a feasibility and costs report for assessing the prioritisation and funding.	Open
2.	Wimborne Road, adjacent to Lockyers School	New pedestrian crossing	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 0.02 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score does not meet criteria for a crossing. Dorset Council Highways have been contacted to request repainting of bus stop line markings. Awaiting response from Dorset Council Community Highways Officer. Clerk to follow up Dorset Council developer led infrastructure public highway policy, as this may be applicable due to the two new developments on Wimborne Road. Note: Pull in on Blandford Road adjacent to school used to be open for drop off/pick up, however, has been closed due to misuse by parents. The land is owned by Dorset Council, however, is leased to Lockyers School. <i>On 22 May 2024, a resident raised further concerns about the safety on Wimborne Road due to cars parking on both sides of the road. Residents of the new housing development park opposite the school entrance, with cars and buses parking along the opposite side of the road. Particularly during school pickup/drop-off times, the area is increasingly dangerous for pedestrians crossing the road. The resident wishes to request double yellow lines to improve safety.</i>	Open

3.	Wareham Road, near Brownsea Ave	New pedestrian crossing	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 1.13 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score meets the criteria for a formal crossing to be considered. Results have been passed to the Dorset Council Transport Planning Team for ranking, prioritisation and funding. Dorset Council, Implementation Team Manager confirmed location to be assessed later in 2024 before an engineer is assigned. Engineer will provide a feasibility and costs report for assessing the prioritisation and funding. Dorset Council Lolly-pop person in post in this location during school times only.	Open
4.	Lockyers Road near the Windgreen Roundabout	Improvements to existing zebra crossing	Following site visit in 2023, actions agreed with Dorset Council Highways <ul style="list-style-type: none"> • Appropriate signage to be installed in both directions to warn drivers of crossing. • Adjacent tree on Dorset Council land to be cut back as it is obstructing the flashing beacon. • Letter to be sent to resident to cut back hedge that is obscuring vision of flashing beacon. • Line markings need to be refreshed. • Potholes on the crossing need to be infilled. 	Dorset Council Community Highways Officer has confirmed the line markings do not meet the criteria of 75% for repainting. Potholes within the threshold of 40mm (D) and 300mm (L/W) have been infilled. Those not meeting the criteria are being monitoring by the Dorset Council Community Highways Officer. The beacons have been replaced with LED light fittings. Hedge obscuring vision of flashing beacon has been cut back. Awaiting further update from Dorset Council Highways.	Open
5.	Lockyers Road at the junction to the Roman Heights Estate	Road safety improvements	Car accident on Lockyers Road, adjacent to Roman Heights. Resident contacted the Town Council and Dorset Council Road Safety Team with concerns about the safety on Lockyers Road for pedestrians, particularly children walking to nearby schools.	Dorset Council's Collision Reduction Officer confirmed that Dorset Council investigates 'cluster sites' which are locations that have flagged up as having 4 or more injury collisions within 30 metres over the last 5 years. In January 2023, the location flagged as a 'cluster site' and vegetation was cut back, along with checks of all signs and line markings. Dorset Council confirmed that a further site visit would be carried out to assess safety and maintenance issues at the location.	Open

				Awaiting further update from Dorset Council Highways.	
6.	Wimborne Road by Lambs Green Inn	New Pedestrian Crossing	Request from a resident to install a pedestrian crossing in the location has been supported by the Town Council.	Dorset Council Highways contacted to request a traffic survey at the location to understand if it meets the criteria for a formal crossing. Awaiting a response from Dorset Council Highways to confirm when a traffic survey can be carried out.	Open
7.	A31, Mill Street	Speed limit reduction	<p>Several residents have requested the Council's support to reduce the speed limit in the following locations:</p> <ul style="list-style-type: none"> • Mill Lane, A31 – Residents are petitioning at present due to concerns with road safety. • A31 from Roundhouse to Lake Gates Roundabouts – The residents are concerned with safety accessing businesses and residential properties on this stretch of road. 	<p><i>Email sent to National Highways on how to proceed should the Council support these requests.</i></p> <p>Awaiting response from National Highways.</p>	Open
8.	<p>a) Blandford Road (B3074) from Windgreen Roundabout to Badbury View Road</p> <p>b) Wareham Road from Windgreen Roundabout to Hillview Roundabout</p>	Speed limit reduction	<p>Request received from a resident concerned with safety of young people walking to/from Lockyers Middle School along Blandford Road, or to the Recreation Ground outside of school times. Blandford Road is often used as a cut-through for traffic travelling from the A31 into Poole. The resident requests a reduced speed limit to 20 mph.</p> <p>Serious accident involving a small child on the pedestrian crossing adjacent to Lockyers School. Request to consider traffic calming in this location.</p>	<p>Dorset Council Highways have advised to review Dorset Councils 20mph zone policy ahead of submitting any requests for consideration by Dorset Council Highways. Requests should be submitted as a scheme for a particular zone, not individual roads.</p> <p>Clerk contacted the School Road Safety Officer to ascertain whether any other measures could be put in place, i.e. illuminated school children sign, to be on during school drop off/pick up times. At the meeting held on 26 March 2024, it was agreed to await the accident investigation report before considering traffic calming measures in this location.</p> <p><i>Further residents have requested traffic calming on Blandford Road following the recent serious accident.</i></p>	Open

9.	Hillside Road, junction with Henbury View Road and Chapel Lane	Double yellow lines	Town Council supported requests received from residents and parents of children attending Henbury View First School concerned about road safety on Hillside Road.	<p>Request to commence the process to determine whether double yellow lines on both sides of Hillside Road, from the junction of Henbury View Road to Chapel Lane, is feasible has been sent to Dorset Council Highways.</p> <p>Dorset Council Highways have advised that in the first instance the Town Council should request for the PCSO to have a presence in this location to remind those picking up/dropping off school children to be considerate. Any vehicles parked obstructing the pavement should be reported to 101.</p> <p>In Dorset Councils Highways experience, there is a lack of officers to enforce parking on double yellow lines, and unfortunately those doing it, know that.</p> <p>Neighbouring residents could request 'Access Protection Markings' (T Bars) across their driveways to deter parked vehicles, albeit this is not enforceable, with installation fee payable by the residents.</p>	Open
10.	Blandford Road from Windgreen Roundabout to Lockyers School, junction with Wimborne Road	Double yellow lines	Town Council supported requests received from residents and parents of children attending Lockyers School concerned about road safety along Blandford Road.	<p>Request to commence the process to determine whether double yellow lines on both sides of Blandford Road, from Windgreen Roundabout to Lockyers School, junction with Wimborne Road is feasible has been sent to Dorset Council Highways.</p> <p>Update same as (9) above.</p> <p>Reports from residents and visitors to the cemeteries that users of the Royal British Legion and parents during drop off/pick up school times are parking along pavements on Blandford Road, Newtown Lane in the New Cemetery, causing obstructions and reduced sight lines for drivers.</p>	Open
11.	Hillside Road, adjacent to Henbury View Play Area	Safety railings	Request from resident relating to safety of users of the play area when exiting gate onto Hillside Road to no safety railings being in place. The	Quote from Dorset Council Highways approved at the Full Council meeting on 23 January 2024. Awaiting a response from Dorset Council Highways to confirm installation date.	Open

			other gate on Hillside Road does have safety railings.		
12.	Corfe View Road junction with Wareham Road	Double yellow lines	Communications have been received from residents regarding the road safety at the junction relating to road markings and siting of bus shelter.	Town Council supported the residents request. Dorset Council Highways have confirmed that the request does not meet the criteria. Residents in contact with the Dorset Council Portfolio holder and Dorset Ward Councillors. No further update.	Open
13.	Roundabout by Hillview Post Office	Position of roundabout Line markings	Request for Dorset Council Road Safety team to review the position of roundabout line marking following near misses and accident at the location.	Dorset Council Community Highways Officer agrees the position of the roundabout should be revisited. Unfortunately, line markings do not meet criteria of 75% for re-painting. Dorset Council Road Safety Team have visited the site and deem the positioning of roundabout to be in the correct place. Request for Dorset Council Road Safety Team to visit the site with the Chair of the Council to provide the rationale for position of roundabout markings. Request acknowledged and now await a date for site visit.	Open
14.	Pardy's Hill/Broadmoor Road	Line markings refresh	Request for line markings to be repainted as some are not visible.	Await response from Dorset Council Community Highways Officer to confirm whether line marking meet the 75% criteria.	Open
15.	Wimborne Road by Lambs Green Inn coming up from the A31 Lake Gates Roundabout	Speed Limit improvements	<p>Cllr Hardy received a request from a resident to consider additional signage (illuminated or line painted) to make drivers aware of the 30mph speed limit as it is difficult to cross the road, due to speed of vehicles. Consideration to be given to a village gateway on Wimborne Road coming up from the A31 Lake Gates roundabout with 30mph speed limit sign should Dorset Council Highways approve a reduction in the speed limit.</p> <p>Cllr J Bonham requested consideration being given to traffic calming in this location, due to speeding traffic (request also linked to no. 6 above).</p>	Traffic speed survey to be carried out as part of the proposed work to install a pedestrian crossing by Lamb Green (No.6)	Open

PLANNING & HIGHWAYS COMMITTEE – REPORT

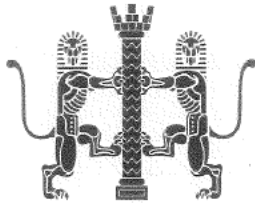
Meeting Date: 28 May 2024



Agenda Item: PC 24/24

Paper: D

Subject:	Planning Appeal – P/FUL/2023/00671 – Badgers Green, Waterloo Road, Corfe Mullen BH21 2SN
Prepared by:	Rachel Virrill, Deputy Town Clerk
Purpose of Report:	To Note and Consider Response to Planning Appeal – P/FUL/2023/00671 – Badgers Green, Waterloo Road, Corfe Mullen BH21 2SN
Background:	<p>Members to consider Planning Appeal – P/FUL/2023/00671 – Badgers Green, Waterloo Road, Corfe Mullen BH21 2SN</p> <p>The application was discussed at the Planning Committee meeting on 11 April 2023, when members resolved that there were no objections to the proposal.</p>
Key Points:	<p>A letter has been received requesting the support of the Town Council for the following planning appeal:</p> <p>Application No: P/FUL/2023/00671 Location: Badgers Green Waterloo Road Corfe Mullen Dorset BH21 3SN Description: Construction of new commercial unit and associated parking spaces and bike store. Appeal Reference: APP/D1265/W/23/3333141</p> <p>Please see the letter in appendix 1</p>
Implications:	None to note.
Recommendation:	To NOTE and consider a response to planning appeal.



BRADBURY BICHARD

Chartered Architect and CDM-Services

Your Ref:

Our Ref: NB/1525

Date: 15 May 2024

Corfe Mullen Town Council
Council Office
Towers Way
Corfe Mullen
WIMBORNE
Dorset
BH21 3UA

For the attention of Cllr Duncan Sowry-House

Dear Sirs

Re:- Proposed Storage Unit - Planning Application. (P/FUL/2023/00671)
Badgers Green, Waterloo Road, Corfe Mullen, Wimborne BH21 2SN

I refer to the planning refusal in respect of the above planning application which is now the subject of a Planning Appeal (APP/D1265/W/23/3333141) and would advise that it is my client's intention to resubmit availing themselves of their "free go". Mindful that the Town Council supported the proposals in the past can my client look forward to receiving the formal support of the Town Council on this submission. The fundamental issue appears to be that the site should not, in the opinion of the planners, benefit from its brownfield status notwithstanding the potential employment benefit based on the established existing use.

The intention is that the proposals are essentially the same but I plan to incorporate a biodiversity gain strategy including bat boxes and bee brick. There will be no loss of trees or other vegetation but there will be capacity to introduce a hedge to provide a nesting and foraging habitat for wildlife.

With thanks in anticipation of your continued support.

Yours faithfully

NEIL BICHARD
Bradbury Bichard