



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 22 April 2025 at 18:30 in the small hall of the Village Hall**

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

In Attendance: Catherine Horsley (Town Clerk)
Daryl Pearce (Deputy Town Clerk – Minute Taker)

Public Participation

There were 6 members of the public present, one of whom wished to speak pertaining to agenda item PC 24/260 – To Consider Response to Second Online Environment Agency Consultation Draft Decision Document and Permit to Operate an Energy from Waste and Combined Heat and Power Facility at Canford Resource Park, Poole.

The member of the public made the following comments:

- Power facility was vastly oversized for the BCP Council area needs and was 40 times larger than the existing one.
- Additional waste from neighbouring counties would be needed to power the facility.
- Plumes of pollution reaching up to 10km dependant on wind direction, affecting the health of many residents including those in Corfe Mullen.
- Already congested roads would need to accommodate an additional 10,000 waste carrier vehicles per year.
- Location was a Site of Special Scientific Interest (SSSI) with protected species and Greenbelt land.
- Incinerating heavy metals and clothing materials created chemicals lasting forever, with more work needed to reduce the amount and use of plastic.

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

PC 24/251 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllrs Neil and Papilio who were both unwell, and Cllr Bonham due to a prior work commitment.

PC 24/252 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.

PC 24/253 **Paper A - To Approve minutes of meeting held on 8 April 2025** LGA 1972, sch 12, para 41

The minutes of the meeting held on 8 April 2025 were **APPROVED**.

PC 24/254 **Paper B – To Note Planning Decisions Report** – decisions between – 2 April 2025 – 15 April 2025

It was noted Cllr Sowry-House represented the neighbour objecting to the development at 9 Caesars Way, Corfe Mullen in his role as Dorset Council Ward Councillor, which was refused by the Dorset Council Eastern Planning Committee.

The planning decisions report was **NOTED**.

PC 24/255 **To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:**

Application No: P/HOU/2025/01954
Location: 17 Violet Farm Close Corfe Mullen BH21 3DR
Proposal: Erect Front Single storey extension.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=413450>

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

PC 24/256 **To Note Non-Material Amendment Application received from Dorset Council for information purposes only:**

Application No: P/NMA/2025/02090
Location: 17 Corfe Lodge Road Corfe Mullen BH18 9NF
Proposal: Non-Material Amendment to increase the thickness of the wall between the proposed utility room and the existing gym space by 350mm to planning permission P/HOU/2025/00678 (Erect a single-storey, flat-roof side extension to the existing kitchen with two skylights).
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=413586>

The Non-Material Amendment was **NOTED**.

PC 24/257 **To Consider and Comment on Notification of Appeal received from Dorset Council Planning Services by written representation only:**

Application No: P/FUL/2024/05126
Location: Land adj, 11 Brook Lane Corfe Mullen Dorset BH21 3RD
Description: Erect a detached dwelling with associated parking and access.
Appeal Reference: 3363158
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408420>

The Clerk reminded members of the objections submitted to Dorset Council Planning following their meeting held on 24 September 2024 as shown in Appendix 1, noting any further representations should be submitted to the Planning Inspectorate by 6 May 2025.

Members agreed the previous objections were comprehensive, with no further representation required.

It was **RESOLVED** that there were no further comments, in addition to the previous objections already submitted as shown in Appendix 1.

The Chair brought forward the following agenda item for discussion whilst the members of the public were present.

PC 24/260 Paper E – To Consider Response to Second Online Environment Agency Consultation Draft Decision Document and Permit to Operate an Energy from Waste and Combined Heat and Power Facility at Canford Resource Park, Poole

The Clerk presented the report, noting the Environment Agency was considering all documentation provided by MVV Environment Ltd, as well as the first public consultation comments, who could not find any evidence that would cause them to refuse the permit application.

Members queried why the Town Council had not been consulted during the first public consultation which closed on 27 October 2024. The Clerk confirmed, the Town Council were not included in the initial scope.

Members agreed with the concerns raised by the member of the public relating to the size, scale, and location, particularly due to its proximity to a Site of Special Scientific Interest (SSSI) and Greenbelt land. Members felt more should be done to prevent manufacturers from using toxic and non-recyclable packaging materials.

In his role as Dorset Council Ward Councillor, Cllr Sowry-House provided some background to the proposed facility at Portland, reiterating it would not be feasible for both the Portland and Canford facility to operate simultaneously, given the volume of waste required to sustain a combined heat and power facility. It was likely waste would need to be brought in from other counties to maintain operations, potentially increasing traffic on local roads.

It was **RESOLVED** for the Clerk to draft a response based on the members comments to the second consultation by 23 May 2025 as shown in Appendix 2.

The Chair returned to the sequential agenda.

PC 24/258 Paper C – To Note Update on the Rollout Plan of Dorset Council's Electric Vehicle Charge Points

Members noted the reduction in parking spaces as a result of the infrastructure required for the charge points and accessible bays along with the need to repaint all parking bays.

The update was **NOTED**.

PC 24/259 Paper D – To Consider Locations for Road Safety Signage funded by Dorset Police & Crime Commissioner

The Clerk presented the report, noting the road safety signage was A3 size displaying the logos of Dorset Police, Dorset Police & Crime Commissioner and Dorset Council.

It was **RESOLVED** to submit a request to Dorset Councils Road Safety Team for road safety signage to be considered in the following locations:

1. Wimborne Road (adjacent to A31, Lake Gates Roundabout)
2. Pardy's Hill
3. Broadmoor Road
4. Waterloo Road
5. Old Wareham Road (adjacent to Holme Bush Inn)
6. Springdale Road

7. Blandford Road (adjacent to A31)

PC 24/261 Verbal – To Note Highways Update

The Clerk provided the following updates:

- Cllr Purvis was liaising with the Dorset Council Road Safety Team relating to the repainting of Hillview Roundabout, albeit the timeline for work to be completed was unknown.
- Clerk had submitted a request to BCP Council Highways raising road safety concerns on Springdale Road discussed at the previous meeting.

Members noted the following:

- 'Welcome to Corfe Mullen' sign had been removed from the post on Old Wareham Road adjacent to the Holme Bush Inn.
- 'Welcome to Corfe Mullen' sign on Blandford Road coming up to Windgreen was unreadable due to overgrown vegetation.
- Petition to be submitted by Jim's Cheesecakes to request the Councils support for double yellow lines on Froud Way adjacent to their premises due to vehicles obstructing the highways and footpaths.
- Contact had been made with Dorset Council Community Highways Officer to request 'Slow' painted on Springdale Road adjacent to Julia's House for consistency in both directions, albeit a timeline for completion was unknown.
- Dorset Council Highways had erected signage on Maxwell Road relating to works to be carried out on 17 April 2025 to a drain sinkage. The sign had been removed, albeit it looked like no work had been completed. Cllrs Sowry-House and Florek to follow up with Dorset Council Highways.

The update was **NOTED**.

PC 24/262 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas noted.

PC 24/263 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 13 May 2025 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/264 Close of Meeting at 19:01

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

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)

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.

Appendix 2 - MVV ErF/CHP Facility, Canford Resource Park, Arena Way, Magna Road, Poole, Dorset BH21 3BW – Second Consultation - Draft Decision Document and Permit

Members of the Corfe Mullen Town Council Planning & Highways Committee met on 22 April 2025 to consider the above, noting the following comments:

The proposed facility would treat up to 260,000 tonnes of non-hazardous waste raising concerns relating to potential environmental impacts, air pollution, and the effect on the local area. In the opinion of the Committee, BCP and Dorset Council areas did not generate the volume of waste required to sustain the facility.

Environmental Impact: potential air pollution and associated emissions along with other negative environmental effects including the impact on protected species and landscape due to the size and scale of the facility and 110m chimney.

Climate Change: incineration contributes to climate change through the production of carbon dioxide (CO₂) impacting at a global level, not just localised. The electricity generated by the facility will displace emissions of CO₂ elsewhere in the UK, as virgin fossil fuels will not be burnt to create the same electricity.

Health Concerns: potential health impacts from emissions, quality of life and nearby sensitive receptors including residential dwellings located approximately 670m east, business units and Canford Sports Club.

Visual Impact: The proposed 110m chimney will continuously emit waste gas emissions into the environment and cause light pollution from the running of the facility.

Loss of Green Belt: development will place extra pressure on and impact upon the Green Belt and nearby internationally designated heathland sites including Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites located within 10km of the facility and Sites of Special Scientific Interest (SSSI) within 2km including Canford Heath and local nature reserves. Inappropriate development is, harmful to the Green Belt and should not be considered as very special circumstances under NPPF, section 13, para 153.

Traffic: Concerns relating to increased traffic and congestion from construction and day to day operations, which should be considered further within a Transport Assessment (TA). The TA should confirm the impact of the proposal upon the local highway network and identify mitigation measures required to ensure highways safety. It is likely, waste would need to be brought in from other counties to maintain operations, again potentially increasing traffic on the local highway network.

Circular Economy: incineration contradicts the government's commitment to a zero-waste and circular economy. More should be done to prevent manufacturers from using toxic and non-recyclable packaging materials.

Corfe Mullen Town Council
22 April 2025