



## **NOTICE OF NEXT COUNCIL MEETING**

Dear Councillors

You are hereby summoned to attend the following meeting:

Meeting of... **PLANNING COMMITTEE**  
Time... **18:30**  
Date... **Tuesday 23 January 2024**  
Place... **Small Hall of the Village Hall, Towers Way, Corfe Mullen**

A handwritten signature in cursive script, appearing to read 'C Horsley'.

**Catherine Horsley**  
**Town Clerk & RFO**  
**17 January 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 23/148 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 23/149 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 23/150 Paper A - To Approve minutes of meeting held on 4 January 2024** LGA 1972, sch 12, para 41
- PC 23/151 Paper B - To Note Planning Decisions Report** – decisions between 22 December 2023 – 17 January 2024
- PC 23/152 To Consider the following applications received from Dorset Council:**
- Application No:** P/FUL/2023/07521  
**Location:** 152 Wareham Road Corfe Mullen BH21 3LJ  
**Proposal:** Change of use for part ground floor to C3 residential  
**Planning application:** [P/FUL/2023/07521 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetforyou.com/dorsetcouncil.gov.uk)

**Application No:** P/HOU/2024/00014  
**Location:** 232 Wareham Road Corfe Mullen BH21 3LW  
**Proposal:** Erect single storey rear extension.  
[Planning application: P/HOU/2024/00014 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning/P/HOU/2024/00014)

**Application No:** P/OUT/2023/05744  
**Location:** Land At Broadmoor Road Corfe Mullen  
**Proposal:** Erection of 9no. affordable residential units with car parking and vehicular access  
[Planning application: P/OUT/2023/05744 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning/P/OUT/2023/05744)

**Certificate of Lawfulness:**

An application for a Certificate of Lawfulness is not a planning application. In determining this application, the Council can only consider evidence that the claimed use or development is lawful or is not lawful. Normally that is whether it has existed, or not existed for a period of time. The planning officer can only consider evidence when determining this application. If there is evidence which demonstrates that the claimed use or development has or has not existed, this evidence should then be provided.

**Application No:** P/CLE/2023/07469  
**Location:** Little Orchard Broadmoor Road Corfe Mullen Dorset BH21 3RB  
**Proposal:** Extension of a residential garden and curtilage of Little Orchard  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402356>

- PC 23/153 Paper C - To Note Update on Static Caravan sited on Green Belt Land**
- PC 23/154 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>
- PC 23/155 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 13<sup>th</sup> February 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.
- PC 23/156 Close of Meeting**

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<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)



**Minutes of the meeting of Planning Committee held on  
Thursday 4 January 2024 at 18:30 in the small hall of the Village Hall**

**Present:**                   **Councillors**  
P Purvis (Chair)  
D Everett  
S Florek  
A Holland  
P Neil  
D Sowry-House  
J Stennett

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

**Public Participation**

There were 5 members of the public present, none of whom wished to speak.

**PC 23/138 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))

Apologies for absence were received from Cllr Hardy, who was unable to attend due to a prior commitment. Members sought clarification on the prior commitment in order to accept apologies. The Clerk agreed to follow up with Cllr Hardy.

**PC 23/139 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)

There were no declarations of interest.

**PC 23/140 Paper A - To Approve minutes of meeting held on 19 December 2023** LGA 1972, sch 12, para 41

The minutes of the meeting held on 19 December 2023 were **APPROVED**.

**PC 23/141 Paper B - To Note Planning Decisions Report** – decisions between 13 December 2023 – 22 December 2023

The planning decisions report was **NOTED**.

**PC 23/142 To Consider the following applications received from Dorset Council:**

**Application No:** P/HOU/2023/07396  
**Location:** 29 Hanham Road Corfe Mullen Wimborne BH21 3PX  
**Proposal:** Erect Single Storey Extension and Loft Conversion  
**Planning application:** [P/HOU/2023/07396 - dorsetforyou.com \(dorsetcouncil.gov.uk\)](https://www.dorsetforyou.com/dorsetcouncil.gov.uk)

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

### **Certificate of Lawful Use for Information Purposes Only:**

**Application No:** P/CLP/2023/07170  
**Location:** 304 Lambs Green Lane Corfe Mullen Dorset BH21 3DN  
**Proposal:** Side extensions to both sides of house.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402001>

The Certificate of Lawful Use was **NOTED**.

### **Tree Works Applications for Information Purposes Only:**

**Application No:** P/TRT/2023/07309  
**Location:** 1 Brownsea Avenue Corfe Mullen Dorset BH21 3ND  
**Proposal:** T1 Oak: Fell to ground level and replace within the same property boundaries.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402164>

The Tree Works application was **NOTED**.

### **PC 23/143 Paper C - To Note Highways Update**

The Deputy Clerk presented the report, noting a decision was required on how to proceed with the installation of safety railings on Hillside Road, adjacent to the Henbury View Play Area.

Members reviewed the quotation, noting safety railings were in place for the other play area gate onto Hillside Road. It was felt due to the health and safety of users of the play area, it should be recommended to Full Council to proceed with the quotation of £1064+VAT.

An update was provided relating to the road closure in both directions from the Windgreen and Hillview Roundabouts on Wareham Road from 8-18 January 2024 between the hours of 9am – 4pm. Members of the public requiring access to businesses and/or properties will be given access by the Dorset Council Road Traffic team, albeit there may be delays of up to 15-20 minutes. It was recommended to allow sufficient time when travelling during this period.

The Clerk reported the results of the traffic survey's, with two of the locations meeting the criteria for formal crossings. The survey scores needed to be 0.4 or above in the following locations:

- Blandford Road, from Roman Heights to Ralph Road = 0.41
- Wimborne Road, adjacent to Lockyer's School and the new housing development = 0.02
- Wareham Road, near Brownsea Avenue and Henbury View Road = 1.13

Dorset Council Transport Planning team to assess and prioritise work and funding. It should be noted, the process may take some time. The Clerk to liaise with Dorset Council on the funding of the crossings and the impact on the Town Council's finances.

The update was **NOTED**.

It was **RESOLVED** to recommend approval to Full Council to proceed with quotation to supply and install two Broxap standard galvanised pedestrian guardrails with ST2

concrete footings adjacent to Henbury View Play Area at a total cost of £1064.00+VAT.

**PC 23/144 Paper D – To Note Update on Planning Applications at Smugglers Hyde, 47 Brook Lane, Corfe Mullen, BH21 3RD**

The update was **NOTED**.

**PC 23/145 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

There were no matters for forthcoming agendas.

**PC 23/146 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 23 January 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 23/147 Close of Meeting at 18:49.**

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

DRAFT

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<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)

## PLANNING COMMITTEE – REPORT

Meeting Date: 23 January 2024



Agenda Item: PC 23/151

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 22 December 2023 – 17 January 2024.

### PLANNING DECISIONS

**P/HOU/2023/05017**      **Location:** 1 Broadmoor Road Corfe Mullen BH21 3RA  
**Proposal:** Erect a single storey and two storey side extension.  
**Decision:** Granted  
**TC Comment:** No Objections  
**Decision Date:** 05/01/2024

**P/HOU/2023/06469**      **Location:** 6 Laurel Close Corfe Mullen BH21 3TD  
**Proposal:** Erect detached garden room at rear of property.  
**Decision:** Withdrawn  
**TC Comment:** No Objection  
**Decision Date:** 12/01/2024

**P/FUL/2023/04067**      **Location:** Smugglers Hyde 47 Brook Lane Corfe Mullen BH21 3RD  
**Proposal:** Sever the plot and erect a replacement dwelling to southern side of land (Plot A). As amended by plans received 29/11/23 to omit personnel door on S elevation.  
**Decision:** Granted  
**TC Comment:** Objected  
**Decision Date:** 10/01/2024

**P/FUL/2023/04227**      **Location:** Smugglers Hyde 47 Brook Lane Corfe Mullen BH21 3RD  
**Proposal:** Demolish the remaining section of the existing dwelling. Erection of replacement dwelling, double garage and cycle store (Plot A on south part of land). As amended by plans received 29/11/23 to omit personnel door on southern elevation.  
**Decision:** Granted  
**TC Comment:** Objected  
**Decision Date:** 10/01/2024

**P/FUL/2023/04037**      **Location:** Smugglers Hyde 47 Brook Lane Corfe Mullen BH21 3RD  
**Proposal:** Erect a new dwelling on the northern side of the land.  
**Decision:** Granted  
**TC Comment:** Objected  
**Decision Date:** 10/01/2024

## NON-MATERIAL AMENDMENTS

**P/NMA/2023/06672**                      **Location:** Land West Of Sleight Lane Sleight Lane Corfe Mullen  
**Proposal:** Non material amendment to reserved matters application 3/21/1594/RM to install Sprinkler Tank Shed. Sprinkler system is required for dwellings 5 to 9  
**Decision:** Granted  
**Decision Date:** 16/01/2024

## VARIATION OF CONDITION

NONE

## CERTIFICATE OF LAWFUL USE

NONE

## TREE DECISIONS

**P/TRT/2023/06751**                      **Location:** Stonecrop Corfe Lodge Road Corfe Mullen Dorset BH18 9NQ  
**Proposal:** G1 Pine x 4: Prune foliage to clear the neighbouring property of Carberry Heights by 3m, by either reducing lateral growth to a suitable growth point or if no appropriate growth is available remove to stem.  
**Decision:** Tree Works - TPO - Consent  
**Decision Date:** 04/01/2024

**P/TRT/2023/06704**                      **Location:** Land adjacent and 14 Cogdean Walk Corfe Mullen Dorset BH21 3XB  
**Proposal:** T1 Maple: (located on council land adjacent): Reduce growth towards the property (N/W) by 1m from the tips. T2 Oak (located 14 Cogdean Walk): Crown lift by reducing back the lower fringe of tertiary and secondary branches growing towards the property by 1.5-2m. T3 Oak (located 14 Cogdean Walk): Crown lift by reducing back the lower fringe of tertiary and secondary branches growing towards the property by 1.5-2m.  
**Decision:** Tree Works - TPO - Consent  
**Decision Date:** 04/01/2024

**P/TRT/2023/06634**                      **Location:** 3 Maxwell Road Corfe Mullen Dorset BH18 9JG  
**Proposal:** T1 Oak: Crown reduction by 50%.  
**Decision:** Tree Works - TPO - Consent  
**Decision Date:** 31/12/2023

**P/TRT/2023/06169**                      **Location:** 46 Wareham Road Corfe Mullen Dorset BH21 3LE  
**Proposal:** G1 Sycamore: Fell. G2 Mixture of trees: Crown lift to 5.2m over the highway (maximum cut size not exceeding 5cm diameter).  
**Decision:** Tree Works - TPO - Consent  
**Decision Date:** 04/01/2024

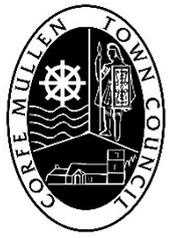
## TREE PRESERVATION ORDERS

NONE

**Recommendation:**                      To NOTE report.

# PLANNING COMMITTEE – REPORT

Meeting Date: 23 January 2024



Agenda Item: PC 23/153

Paper: C

<b>Subject:</b>	Update on Static Caravan sited on Green Belt Land
<b>Prepared by:</b>	Rachel Virrill, Deputy Town Clerk
<b>Purpose of Report:</b>	To update members on Static Caravan sited on Green Belt land
<b>Background:</b>	<p>On the 26<sup>th</sup> July 2023 the Town Council was informed of the following by email:</p> <p>'The owner of the land has been informed he cannot station a caravan on it because it is already covered by an extant Enforcement Notice preventing such use and that if it is not removed then the Council are likely to commence prosecution proceedings'.</p>
<b>Key Points:</b>	<p>Dorset Council Planning Enforcement has further advised that they continue to engage with the owner of the land and his Solicitor/Agent to secure the removal of the caravan.</p> <p>There are complications in so far as it is occupied. Prosecution in the Magistrates Court will only ever be considered by the Council if the ongoing negotiation process to remove the caravan breaks down.</p> <p>There are no further updates at this stage.</p>
<b>Implications:</b>	Sets a precedent in the green belt area.
<b>Recommendation:</b>	To NOTE update.