



**Minutes of the meeting of Planning Committee held on
Tuesday 23 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

Cllr Purvis introduced himself to the 20 members of the public present, 7 of whom wished to speak relating to planning application no. P/OUT/2023/05744 – Land at Broadmoor Road, Corfe Mullen.

The seven members of the public who spoke, spoke passionately about their concerns and objections to the proposed development as follows:

- The location was not sustainable, due to limited accessibility on a single-track bridle way which was not within easy walking and cycling distance from the village.
- Local infrastructure could not accommodate additional dwellings in terms of increased traffic and accessing local healthcare services.
- The proposed development was deemed to be an urban spread within the Green Belt, which should be protected.
- Housing needs survey had not been carried out to understand the local needs for affordable housing.
- New planning applications were required to display site notices to notify neighbouring residents of proposed development. However, no notices were displayed and should be raised with Dorset Council Planning.
- The application indicates the access road/bridleway to the proposed development was owned by the applicant. The road/bridleway was owned and maintained by Knoll Church, which was not suitable for increased vehicles on a single track unadopted lane.
- The bridleway linking Broadmoor Road and Knoll Lane was used daily by horse riders, in an area already lacking off-road areas to ride. Walkers, cyclists and horse riders took precedent on bridleways.
- Unclear whether the proposed development would utilise mains drainage and utilities.
- The proposed development of 9 dwellings would increase the flood risk already experienced in this area.
- Tree Preservation Order (TPO) in place for mature trees by the entrance to the site.

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

A handwritten signature in black ink, appearing to be 'Purvis', is written at the bottom of the page.

PC 23/148 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.

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)

Cllr Purvis declared an interest as a landowner near to planning application no. P/OUT/2023/05744 – Land at Broadmoor Road, Corfe Mullen.

PC 23/150 Paper A - To Approve minutes of meeting held on 4 January 2024 LGA 1972, sch 12, para 41

The minutes of the meeting held on 4 January 2024 were **APPROVED**.

PC 23/151 Paper B - To Note Planning Decisions Report – decisions between 22 December 2023 – 17 January 2024

Members noted their disappointment with Dorset Council's decision to grant planning permission at Smugglers Hyde, 47 Brook Lane, Corfe Mullen, which had been strongly objected to by the Town Council.

The report was **NOTED**.

PC 23/152 To Consider the following applications received from Dorset Council:

Following the members of the public representation, the Chair proposed to consider planning application P/OUT/2023/05744 – Land at Broadmoor Road, Corfe Mullen in the first instance.

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.dorsetforyou.com/dorsetcouncil.gov.uk)

Members thanked the member of the public for their thorough and detailed report pertaining to the planning application received ahead of the meeting, which would form part of the basis of the Town Council's response to Dorset Council Planning as a statutory consultee.

Members discussed the application, noting their frustrations that the application had not been scrutinised by Dorset Council Planning prior to going out to consultation, due to the discrepancies within the application, particularly the scoping as a rural exception site and lack of supporting documentation detailed within the planning statement.

It was **RESOLVED** to strongly object on the grounds detailed in Appendix 1 of the minutes.

Cllr Sowry-House advised the Town Council's response would be published on its website and could be used by residents as a basis for their objections, should they wish. The member of the public also agreed to share her written report.



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://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402356)

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

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://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402356)

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

Certificate of Lawfulness:

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>

It was **RESOLVED** that there was no evidence to claim the use or development was lawful or unlawful.

PC 23/153 Paper C - To Note Update on Static Caravan sited on Green Belt Land

The Clerk noted the enforcement in place on land on Rushall Lane relating to siting of a static caravan on Green Belt land. Dorset Council Enforcement Officers were in contact with the landowners and were working with them to rehouse the vulnerable family members residing in the static caravan.

The update was **NOTED**.

PC 23/154 Matters for forthcoming agendas No decisions can be taken¹

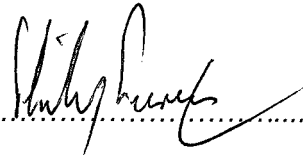
Members noted their disappointment of the lack of attendance at the meeting of the Dorset Ward Councillor for Corfe Mullen, who was also a member of the Dorset Council Planning Committee, due to the contentious planning application on the land at Broadmoor Road.

The Clerk to follow-up with the Head of Dorset Council Planning for an in-person meeting to be scheduled with the Chair of the Council and herself, to discuss and address some of planning issues currently being experienced.

The Clerk to follow-up issues relating to the resurfacing works which had recently taken place on the Henbury View estate with Dorset Council Highways.

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 February 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/156 Close of Meeting at 19:09.

Signed as a correct record of the meeting..........Date.....13/2/2024.....

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 – Objections to Planning Application No: P/OUT/2023/05744, Land at Broadmoor Road, Corfe Mullen

- No planning site notices displayed on Broadmoor Road and/or adjacent to the proposed development.
- The location plan includes Knoll Farm Lane shown in red, which is an unadopted single track lane and a public Right of Way (RoW) E37/23 as part of the proposed development. HM Land Registry records show the applicant is not the landowner, therefore this is misleading and should not form part of the application.
- Tree Preservation Order, TPO/2023/0078 - land at Knoll Farm, Broadmoor Road covers the mature trees at the entrance to the proposed development.
- An application for a rural exception site should be accompanied by a local housing needs survey to highlight who in the local community are in need of housing. A survey has not been submitted as part of the application.

It is unclear whether the affordable housing is rented or available to purchase on the open market and the mechanism to secure affordable housing in perpetuity.

- The proposal is contrary to the following policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014):
 - **ME1 – Safeguarding Biodiversity and Geodiversity:** The proposed development does not protect, maintain and enhance the condition of its habitats and species within a regionally important geological and geomorphological area.


Evidence to deliver a minimum 10% biodiversity net gain and avoidance of harm to existing habitats and species has not been demonstrated through an ecological survey. Therefore, the application does not comply with the Dorset Biodiversity Appraisal Protocol (DBAP) which is designed to meet the requirements of Natural England Protected Species Standing Advice and to address the mitigation hierarchy set out in the National Planning Policy Framework (NPPF).

- **ME2 – Protection of the Dorset Heathlands:** The proposed development is between 400m and 5km of protected European and internationally protected heathlands and does not provide Suitable Alternative Natural Greenspace (SANG) or provision of other appropriate avoidance/mitigation measures.
- **ME6 – Flood Management, Mitigation and Defence:** The proposed dwellings are within flood zone 1 with access/egress route in flood zone 3. The planning statement states that access may not be possible during a flood event and safe refuge should be sought within the dwellings. In line with the policy, this does not demonstrate future proofing against the effects of climate change and unaided access/egress during flooding events.

The ditch on one side of the lane is a watercourse, not 92m from the development as stated in the flood risk assessment.

All developments are required to demonstrate that flood risk does not increase as a result of a development, and that options have been taken to reduce overall flood risk and levels of run-off overall, primarily through the use of Sustainable Drainage Systems (SUDS). The flood risk assessment recommends a surface water drainage strategy to support the application, however, this has not been submitted.

- **HE2 – Design of New Development:** The proposed development is in a rural setting, 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 landscape, important views, mature trees and hedgerows, field boundaries and wildlife corridors, along with noise, light pollution and motion from the dwellings and traffic generated.
- **LN1 – The Size and Type of New Dwellings:** The proposed scheme is for a rural exception site. The application seeks outline planning permission for 9, two-bedroom houses, which does not demonstrate a mix of size and type for new dwellings. However, the planning statement states a mixture of standard housing types including 2 and 3 bedrooms.
- **LN2 – Design, Layout and Density of New Housing Development:** The design and layout of the proposed development conflicts with the local character and distinctiveness of the area. The site is not along the prime transport corridors or does it have good access to public transport and essential facilities and services, due to its rural setting, away from the village.
- **KS3 – Green Belt:** The proposed development is within the Green Belt and fails to protect the separate physical identity of individual settlements in the area.
- **KS9 – Transport Strategy and Prime Transport Corridors:** The proposed development is not located along and/or at the end of the prime transport corridors in the most accessible locations and supported by transport improvements to benefit existing and future communities.

The site is not easily accessible or in a sustainable location due to the steep incline to reach facilities within the village, making walking and cycling impractical and not accessible to all. The distance from the proposed development to the nearest bus stop on Wareham Road, to access public transport is 1,148 metres on a steep incline.

Access to the dwellings is via an unadopted single track lane and a public RoW, does not enhance or protect the existing RoW to provide and encourage safe off-road walking, cycling and horse riding. The lane has no pavements, lacks a clear line of sight with limited refuges for passing of increased users and vehicles, due to one side being a deep ditch with mature native hedge beyond and on the other side, also mature native hedge, with limited breaks in the hedgerow.

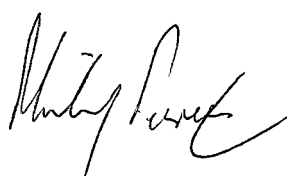
Access by the emergency services and refuse collectors would be very limited due to the single-track lane. Currently, properties in Knoll Farm Lane bring their waste in black sacks to the junction with Broadmoor Road for collection.

The planning statement refers to a transportation assessment, which has not been submitted as part of the application and refers to updating the road infrastructure. However, no information is available on the proposal or the effects on the RoW during proposed works and/or on completion, particularly relating to the mature trees and hedgerows bordering the lane.

- **KS11 – Transport and Development:** The proposed development does not reduce the need to travel or improve access to facilities and services in the village, due to the rural setting accessed by an unadopted single track lane.

The site does not provide safe access, permeable layouts to access public transport and impacts on the RoW used by walkers, cyclists and horse riders.

The planning statement acknowledges the existing road infrastructure requires updating to facilitate the additional car movements associated with the proposed development. However, the transportation assessment detailing the measures identified to facilitate the proposed development was not included as part of the application.



- **KS12 – Parking Provision:** There is insufficient vehicle and cycle parking facilities or parking provision for those with disabilities or visitors for 9, two-bedroom dwellings without garages, in line with the Dorset Council residential car parking provision guidance.
- The proposal is also contrary to the following policies within the National Planning Policy Framework (NPPF) paragraphs:
 - **114b & 116b:** Due to the location of the proposed development, in a rural setting on an unadopted single track lane, this does not provide safe and suitable access to the proposed development for all users, particularly those with disabilities and reduced mobility in terms of all modes of transport.
 - **116d:** Delivery of goods and access by services and emergency services would be limited, due to rural setting on an unadopted single track lane.
 - **135c:** The proposed development is not sympathetic to the rural setting and local characteristics of its surroundings.
 - **143c:** The proposed development does not safeguard the countryside from encroachment.
 - **144 & 145:** The proposed development is within the Green Belt. Dorset Council strategic policies would need to set out any new Green Belts to be established in the exceptional circumstances listed in para 144 a-e.
 - **159a:** The proposed development increases vulnerability to the range of impacts arising from climate change, particularly the flood risk.
 - **167d:** There is no evidence to suggest the flood risk will not increase elsewhere in the Waterloo Valley. Climate change is expected to increase flood risk, which is already being seen locally, and would make the development unsustainable in the long-term.
 - **173c:** There is no evidence of the use of SUDs or clear evidence that this would be inappropriate on the proposed development.
 - **180a:** The proposed development does not protect and/or enhance valued landscapes and biodiversity of the area.

Corfe Mullen Town Council
23 January 2024

