



**Minutes of the meeting of the Planning Committee held on
Tuesday 27 February 2024 at 18:30 in the small hall of the Village Hall**

Present: **Councillors**
P Purvis (Chair)
D Everett
S Florek
L Hardy
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 six members of the public present, none of whom wished to speak.

PC 23/166 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

There were no apologies for absence.

PC 23/167 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 23/168 Paper A - To Approve minutes of meeting held on 13 February 2024 LGA 1972, sch 12, para 41

The minutes of the meeting held on 13 February 2024 were **APPROVED**.

PC 23/169 Paper B - To Note Planning Decisions Report – decisions between 7 February 2024 – 21 February 2024

The planning decisions report was **NOTED**.

PC 23/170 To Consider the following applications received from Dorset Council:

Application No: P/FUL/2024/00215
Location: 2A Pye Close Corfe Mullen Wimborne BH21 3NU
Proposal: Change of use of office (B1) to residential (C3).
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402680>

It was **RESOLVED** to object on the following basis:

- The proposal lies within 400m of the Corfe and Barrow Hills Sites of Special Scientific Interest of international importance, part of the designated Dorset

A handwritten signature in blue ink, appearing to be 'Phil Hanson', is written at the bottom right of the page.

Heathlands SPA (Special Protection Area), and also part of the Dorset Heaths SAC (Special Area of Conservation) and RAMSAR sites.

Application No: P/HOU/2024/00643
Location: 11 Dennis Road Corfe Mullen Dorset BH21 3NF
Proposal: Erect detached garage.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403212>

It was **RESOLVED** to object on the following basis:

- The proposal is contrary to adopted Policy HE2 of the adopted Local Plan in that its layout, scale, and bulk of the detached garage is an overdevelopment of the site, resulting in a visually dominant building, which is overbearing with loss of amenity in terms of natural light into the main dwelling.
- Insufficient information to determine whether there is an adequate turning circle on the driveway to manoeuvre vehicles from the driveway onto the highway, which has limited sight lines.

Application No: P/HOU/2024/00656
Location: 23 Rectory Avenue Corfe Mullen BH21 3EZ
Proposal: Raise the ridge of the roof and convert the loft space to form bedrooms with dormer windows and a balcony. Demolish conservatory and erect a rear storey side extension.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403230>

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

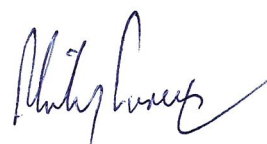
Tree Works Applications for Information Purposes Only:

Application No: P/TRT/2024/00843
Location: Otterburn Corfe Lodge Road Corfe Mullen Dorset BH18 9NG
Proposal: T1 Spruce: Crown lift to 4 metres. Remove broken branches. T2 Lime: Crown lift to 4 metres. T3 Monterey pine: Reduce the outer tips from the stem that leans over the decking area by up to 2 metres. T4 Eucalyptus: Fell.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403462>

Application No: P/TRT/2024/00741
Location: Oakehill Pine Road Corfe Mullen BH21 3DW
Proposal: T1 Oak: Localised crown reduction of lower branches over the property (The Hideaway) by up to 2m approximately by removing tertiary limbs. Prune back the remaining low limb over the property (The Hideaway) by up to 2m back to suitable growth points.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403340>

Application No: P/TRT/2024/00742
Location: 14 Wareham Road Corfe Mullen Dorset BH21 3LE
Proposal: T1 Willow: Coppice at 1m from ground level. T2 Oak: Remove deadwood. T3 Oak: Reduce overextended limb over carpark by 3m.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403341>

Application No: P/TRT/2024/00744
Location: 151 Springdale Road Corfe Mullen Dorset BH21 3QQ and 153 Springdale Road Corfe Mullen Dorset BH21 3QQ



Proposal: T1 Oak (located in 153 Springdale Road): Re-pollard to previous pruning points. T2 Oak (located in 151 Springdale Road): Re-pollard to previous pruning points.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403343>

The tree works applications were **NOTED**.

New Tree Preservation Order:

Application No: TPO/2024/0007
Location: Land at E398655 N96671, Birch Close, Corfe Mullen, BH21 3TB.
Proposal: T1 – Cypress

Application No: TPO/2024/0008
Location: On land at E398990 N96621, Rushcombe Way, Corfe Mullen, BH21 3TB.
Proposal: T1 – Thorn
T2 – Acer sp.
T3 – Sorbus sp.
T4 – Betula sp.

The new Tree Preservation Orders were **NOTED**.

Statutory Undertaker:

Application No: P/STA/2024/00898
Location: Upton Heath Nature Reserve
Proposal: 21010290 - P/PL 132kV OHL Refurbishment – to carry out upgrade works to overhead line.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403528>

The statutory undertaker application was **NOTED**.

PC 23/171

Paper C – To Note Highways Update and Consider Items for Approval

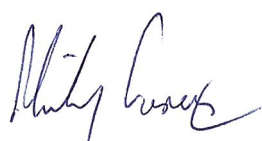
The Clerk presented the report, noting Dorset Council Highways Implementation Site Manager had indicated that an engineer would need to be allocated to carry out a feasibility and costings report in order to prioritise the schemes for new pedestrian crossings in the village. It should be noted there is a long waiting list for installation of pedestrian crossing across Dorset, and it is likely to be more than 12 months before any work is carried out.

Furthermore, the request to refresh road markings on Lockyers Road zebra crossing and bus stops on Wimborne Road, adjacent to Lockyers School had been rejected by Dorset Council Highways, due to not meeting their 75% criteria.

Members supported the new requests for highways improvements, with comments noted as follows:

- **20mph speed limit on Blandford Road (B3074), from Badbury View Road to Windgreen Roundabout:** Members felt a variable speed limit from the A31 up to the Windgreen Roundabout would be more beneficial.

It was noted there was no budget allocated in the 2024/25 financial year to carry out road traffic surveys, which could be used as evidence to Dorset Council Highways of speeding vehicles on this stretch of road, particularly by Lockyers Middle School.



Previously, Council had resolved to support the installation of Speed Indicator Devices (SIDs) for use across the village. However, this has not been progressed by Dorset Council Highways.

It was **RESOLVED** to contact Dorset Council Highways to investigate options for reducing speed on Blandford Road (B3074) from the A31 to the Windgreen Roundabout, particularly adjacent to Lockyers Middle School.

It was **RESOLVED** to update residents who had made requests for highway improvements.

PC 23/172 Matters for forthcoming agendas No decisions can be taken¹

The Clerk provided an update on an ongoing issue with a tree on Dorset Council owned land on Higher Blandford Road. The tree is overhanging and affecting a residents property and amenity at Windgreen. The resident had visited the Town Council office to note her dissatisfaction with correspondence received from the Leader of Dorset Council relating to the matter. It was noted contractors had pruned back the tree overhanging the highway, however had failed to do the same on the other side affecting the resident's property.

The Clerk confirmed that she had signposted the resident to make a formal complaint to Dorset Council, as the tree was on Dorset Council owned land.

Members noted their disappointment with the time taken to resolve the issue and the response provided by Dorset Council.

PC 23/173 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 12 March 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/174 Close of Meeting at 19:02.

Signed as a correct record of the meeting.......... Date..... 12/3/2024.....

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)